2 rooms in Carre d'Or

€420,000

Carre d'Or · 2 rooms · 51 m² in size



Key details

Surface area	**51 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

Discover the charm of this exclusive duplex, "Léa," located in the heart of Nice's Carré d'Or. Situated on the fifth and top floor with elevator access, this property offers a unique living experience, ideal as a prestigious pied-à-terre or a rental investment. The apartment spans 35.28 m² according to the Carrez law, with a total floor area of 51.68 m².

Positioned on the pedestrian-friendly Rue Massena, this residence is just a five-minute walk from the iconic Promenade des Anglais. This vibrant area is bustling with life, offering easy access to the sea, restaurants, and shops, all within walking distance. Despite its central location, the apartment provides a serene escape with no overlooking neighbors and offers expansive views over the rooftops and hills of Nice.

"Léa" is bathed in natural light, thanks to its numerous windows, and features a 4.80 m² balcony accessible from the living area. The fully equipped kitchen, upstairs bedroom, and bathroom with WC are complemented by reversible air conditioning on both levels. The property is in excellent condition, making it a rare find in this sought-after neighborhood.

Energy efficiency is rated as C (182 kWh/m²/year), with greenhouse gas emissions rated as A (6 kg CO2/m²/year). The property is part of a co-ownership consisting of 49 main lots, with monthly management charges of €95.

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