2 rooms in Carre d'Or

€800,000

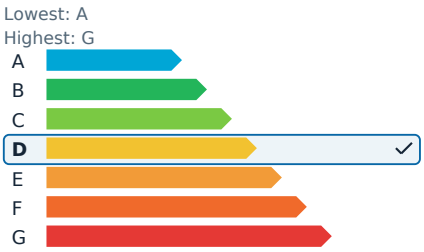
Carre d'Or · 2 rooms · 77 m² in size



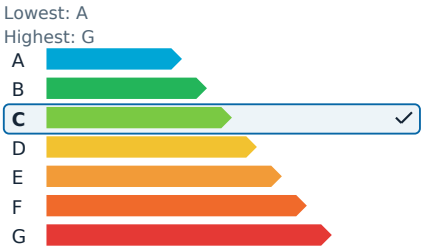
Key details

Surface area	**77 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€3,972 /yr**

DPE (Energy) **D**



GES (Emissions) **C**



Description

Experience breathtaking panoramic views from this high-floor apartment overlooking the iconic Baie des Anges. Spanning 77.44 square meters, this cross-through apartment offers a coveted perspective of the Côte d'Azur, with a south-facing terrace that opens directly onto the sea, beach, and palm-lined Promenade des Anglais, just steps from the renowned Negresco.

The property is housed in a prestigious residence featuring an elevator and a spiral staircase, with both the building and common areas in excellent condition. Upon entering, you'll find a spacious layout: a luminous living room of nearly 29 square meters extending to the terrace, a kitchen with its own balcony, a large bedroom of approximately 17 square meters with built-in closets, a bathroom equipped with a whirlpool bathtub, and a separate toilet.

Original parquet flooring and generous dimensions add character to the space. The apartment offers a rare potential for transformation from a two-room to a three-room layout, allowing for the creation of a second bedroom while maintaining a stunning sea-view living area. Although it requires some refreshing, this property is a blank canvas for a personalized renovation, whether you envision it as a bespoke primary residence, an exceptional pied-à-terre, or a valuable investment in one of Nice's most sought-after locations.

Additional features include air conditioning, electric shutters, and a cellar. The convenience of nearby amenities such as shops, a supermarket, medical facilities, tram and bus services, and the beach are all within walking distance.

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