# 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** |
| Lift | **Yes** |
| Balcony | **Yes** |

**DPE (Energy)** **C**

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

In the heart of Nice's Carré d'Or, on the highly sought-after pedestrian street of Rue Masséna, lies a charming duplex offering 35.28 m² of Carrez law space (51.68 m² total floor area). Positioned on the fifth and top floor of a building with an elevator, this property is perfect for a quality pied-à-terre or as a valuable investment. The location is exceptional, just a few minutes' walk from the Promenade des Anglais, the beaches, restaurants, and shops, in one of the most desirable areas of Nice. Everything you need is within walking distance.

Inside, the apartment impresses with its rare tranquility for the area, offering unobstructed views of the Niçois rooftops and hills, complete privacy, and abundant natural light through its numerous windows. The living space opens onto a continuous balcony of 4.80 m², accompanied by a fully fitted and equipped kitchen, a bathroom with a WC, and a bedroom on the upper level. Reversible air conditioning on both levels ensures optimal comfort throughout the year. The property is in excellent condition.

Energy efficiency is rated as class C (182 kWh/m²/year), with greenhouse gas emissions rated as class A (6 kg CO2/m²/year). The property is part of a co-ownership comprising 49 main lots. Monthly management costs amount to 95 EUR.

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