2 rooms in Carre d'Or

€369,000

Carre d'Or · 2 rooms · 46 m² in size



Key details

Surface area	**46 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,124 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

In the heart of Nice's prestigious Carré d'Or, this two-room apartment offers a tranquil retreat with direct access to the renowned Promenade des Anglais via a private passage. Situated on a very quiet street, the property is conveniently located at the foot of numerous shops and restaurants, providing easy access to all the amenities one might need.

The apartment features an entrance with a closet, a separate WC with a washbasin, and an independent kitchen that can be opened to the living room. The bedroom includes a closet and opens onto a small east-facing balcony of 2m². The bathroom is equipped with a WC, bidet, and additional storage space. The living room is fitted with air conditioning, and the original oak parquet flooring adds a touch of elegance to the main living areas. A secure basement storage area is also included, along with a secure entry door. Hot water is supplied by an electric water heater, and the apartment boasts ample storage throughout.

The building itself is of high standing, featuring a marble entrance, an elevator, and a caretaker. The common areas are well-maintained, and the building is accessible to individuals with reduced mobility. Seasonal rentals are currently permitted within the co-ownership.

Agency fees of 5% including tax are to be paid by the sellers. There are no ongoing legal proceedings to our knowledge.

2 rooms in Carre d'Or

€369,000

Carre d'Or · 2 rooms · 46 m² in size





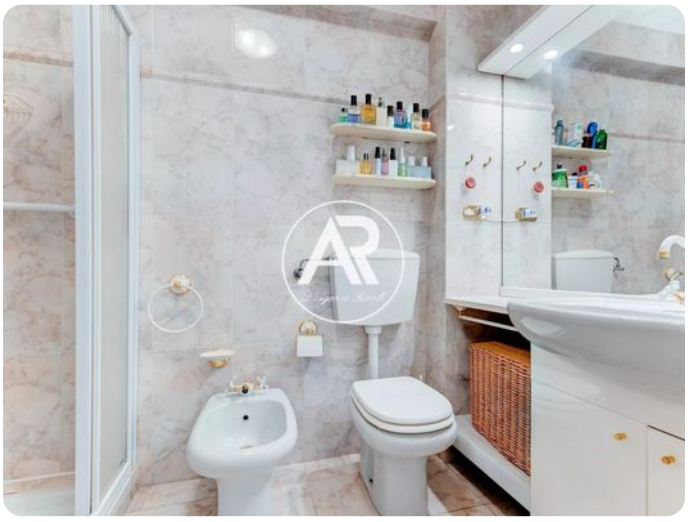
2 rooms in Carre d'Or

€369,000

Carre d'Or · 2 rooms · 46 m² in size













2 rooms in Carre d'Or

€369,000

Carre d'Or · 2 rooms · 46 m² in size



