2 rooms in Carre d'Or

€530,000

Carre d'Or · 2 rooms · 45 m² in size



Key details

Surface area	**45 m²**
Rooms	**2**
Floor	**2nd**
Terrace	**Yes**
Annual charges	**€2,441 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

In the heart of the Carré d'Or district, at the corner of Rue Halévy and Rue Gabriel Fauré, this apartment offers an exceptional location. Just a short walk from the Promenade des Anglais, Avenue Gustave V, and the Coulée Verte, the property is ideally positioned for enjoying the vibrant surroundings.

Originally two studios, the apartment has been cleverly combined into a spacious and comfortable one-bedroom layout. It features two bathrooms and two toilets, enhancing both personal comfort and rental appeal. Situated on the fourth floor, the apartment is bathed in natural light throughout the day.

Outside, the property boasts a pleasant terrace of over 12 m² with partial sea views, complemented by a 4.05 m² balcony accessible from the bedroom—an undeniable asset in this sought-after area.

This property has an energy efficiency rating of C, ensuring good energy performance. Monthly management costs are approximately €200, which includes cold water.

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