2 rooms in Carre d'Or

€399,000

Carre d'Or · 2 rooms · 27 m² in size



Description

In the heart of the highly sought-after Carré d'Or, just steps from the Promenade des Anglais and the beaches, this charming two-room apartment awaits on the fourth floor of a well-maintained building with an elevator. The apartment features a bright living room, a comfortable bedroom, a functional kitchen, and a bathroom with a toilet. The quiet balcony overlooking the courtyard provides a private outdoor space right in the city center. Enjoy the comfort of double glazing, PVC windows, electric shutters, blinds, and a climate control system with central heating, ensuring year-round comfort. Its prime location close to shops, restaurants, public transport, and the sea makes it an ideal choice for a primary residence, pied-à-terre, or rental investment. This is a rare opportunity in one of Nice's most desirable areas.

Estimated annual energy costs for standard usage range from €687 to €929, indexed to the years 2021, 2022, and 2023, including subscriptions.

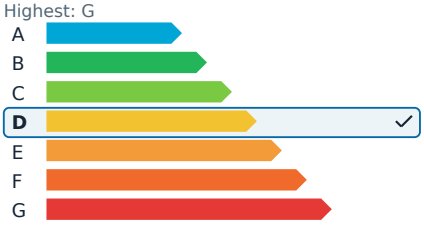
Key details

Surface area	**27 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,320 /yr**

DPE (Energy)

D

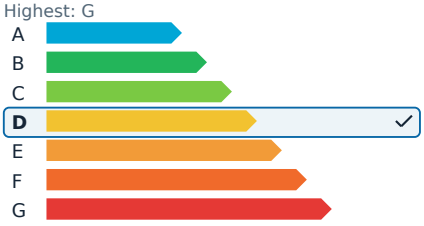
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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