2 rooms in Carre d'Or

€399,000

Carre d'Or · 2 rooms · 45 m² in size



Description

In the heart of the prestigious Carré d'Or district, this charming two-room apartment is situated in a luxurious building dating back to 1959. The property is in excellent condition and features a south-west facing terrace, perfect for enjoying the sun. Inside, you'll find an entrance with storage cupboards and a large dressing room that can double as an additional sleeping area. The living room opens onto the spacious terrace, and the kitchen is fully fitted and equipped. The apartment also includes a bedroom, a bathroom with a WC, and an additional independent WC. A cellar provides extra storage space.

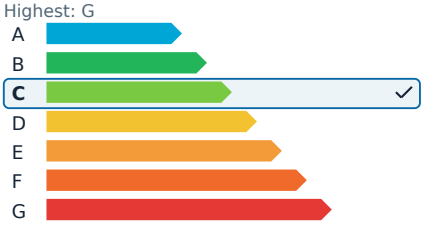
The building, known as Le Square Royal, offers a second entrance that leads directly to the Promenade des Anglais, granting immediate access to the sea and beach. This location is ideal for a primary or secondary residence or as a rental investment. The apartment is conveniently close to shops, amenities, and just steps away from the tram station, with the Promenade des Anglais and beaches only a few minutes away.

Key details

Surface area	**45 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€2,124 /yr**

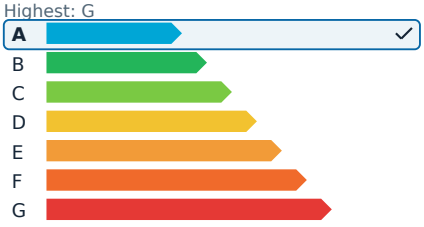
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



The co-ownership consists of 98 lots, including 49 residential lots. There are no ongoing legal proceedings. The annual charges amount to 2,124 euros.

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