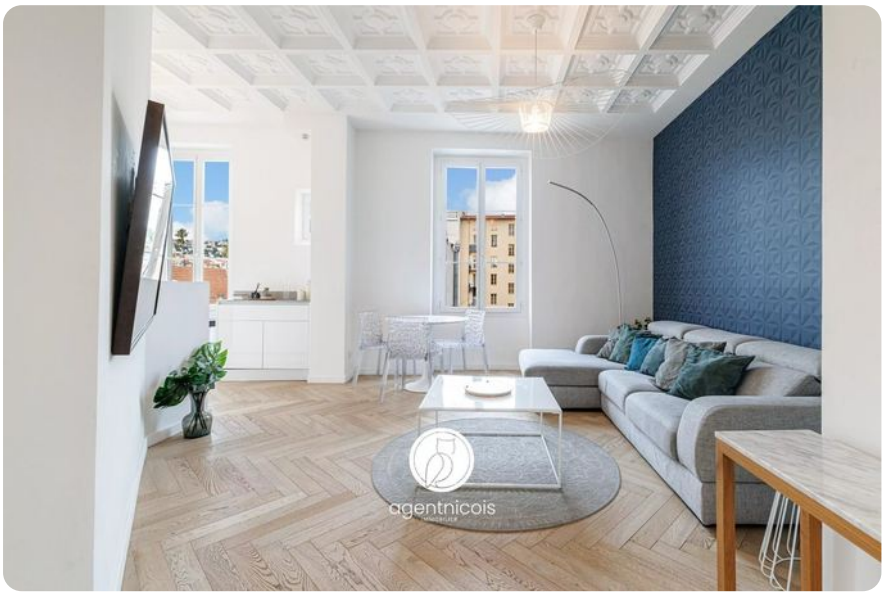
2 rooms in Carre d'Or

€359,000

Carre d'Or · 2 rooms · 42 m² in size



Key details

Surface area	**42 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Annual charges	**€910 /yr**

DPE (Energy) **D**

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 vibrant Carré d'Or district of Nice, this charming two-room apartment offers an unobstructed view from a high floor of a well-maintained building with an elevator. The location is perfectly suited for those who enjoy the convenience of city living, with a variety of shops, restaurants, and public transport options nearby, as well as the famous Promenade des Anglais just a short walk away.

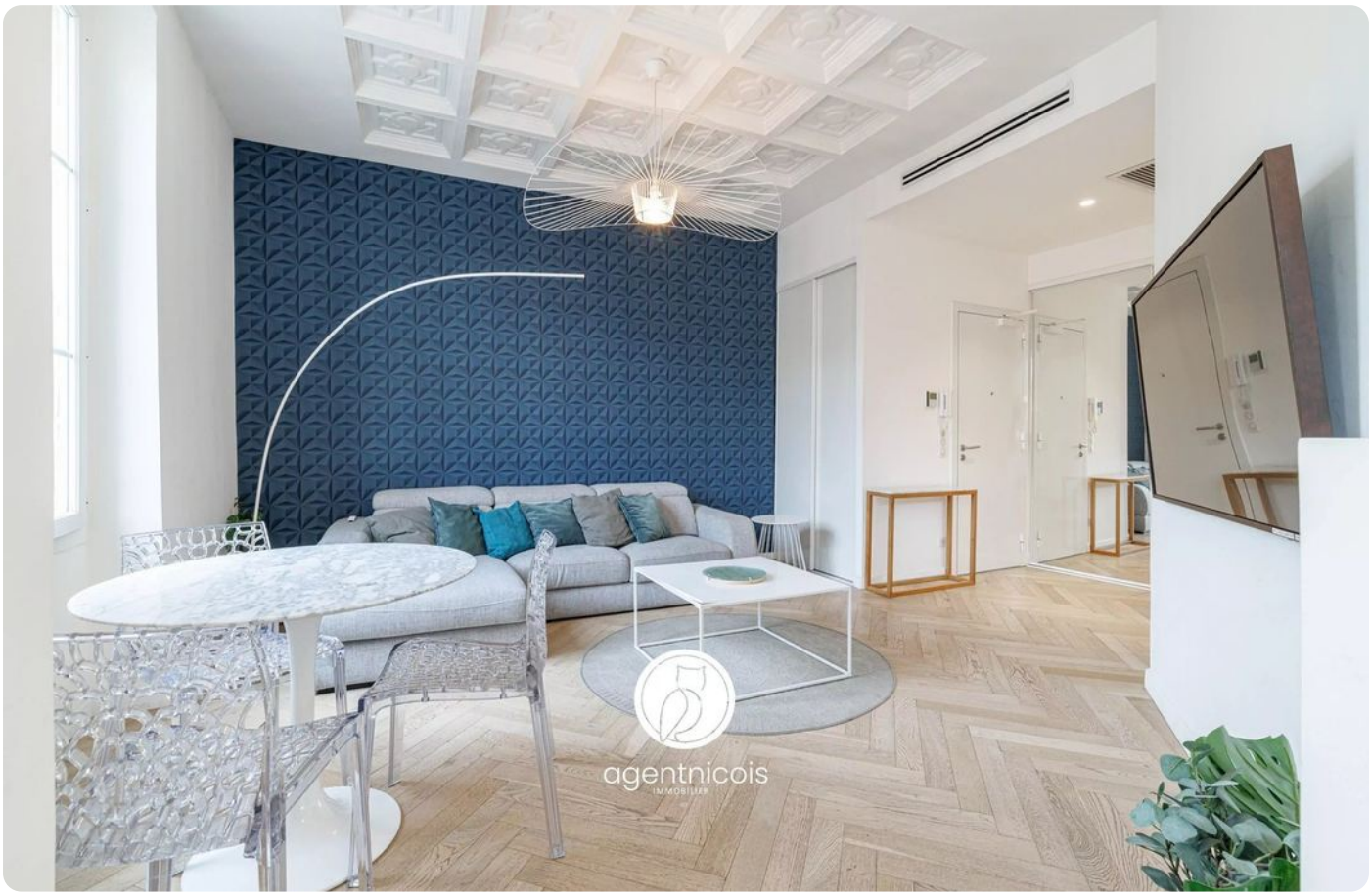
The apartment itself is in excellent condition and features a thoughtful layout that maximizes space. It includes an entrance with ample storage, a living room with a recessed open-plan kitchen, a hallway with additional cupboard space, a separate toilet, and an en-suite bedroom with a bathroom featuring a walk-in shower. The interior boasts ducted air conditioning, high ceilings, herringbone parquet flooring, and a relief box ceiling, making it an ideal pied-à-terre.

This property is part of a co-ownership consisting of 25 lots, with annual charges amounting to €910.92. The energy consumption is rated at 183 kWhep/m² per year, while greenhouse gas emissions are at 5 kgeqCO2/m² per year. There are no ongoing legal proceedings concerning this property. The agency fees will be entirely covered by the seller.

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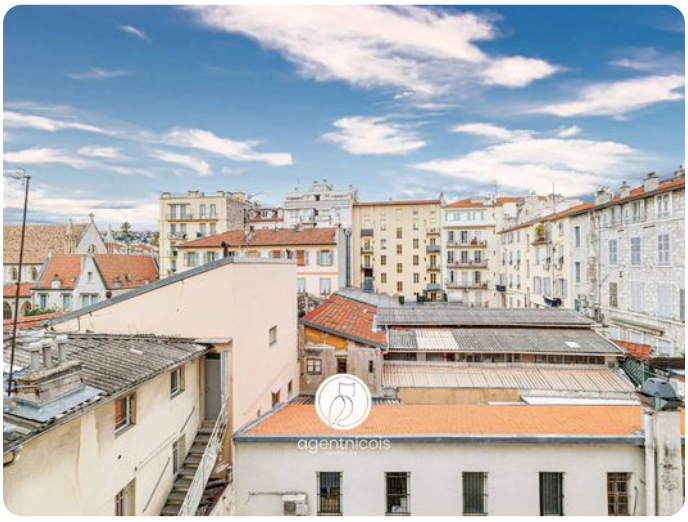
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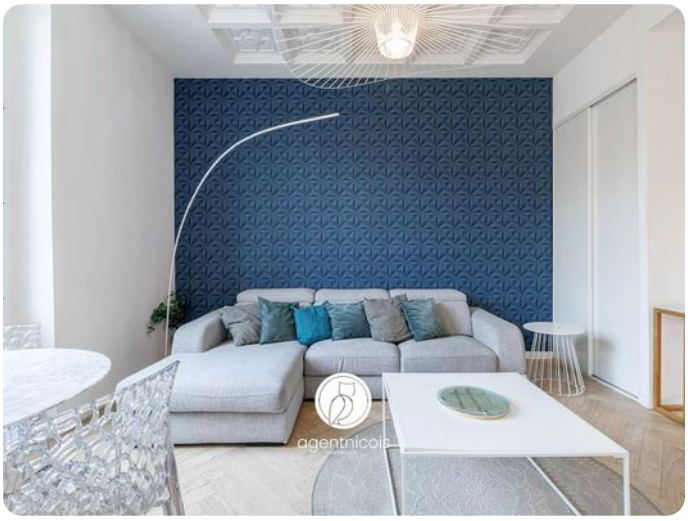
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