2 rooms in Carre d'Or

€475,000

Carre d'Or · 2 rooms · 46 m² in size

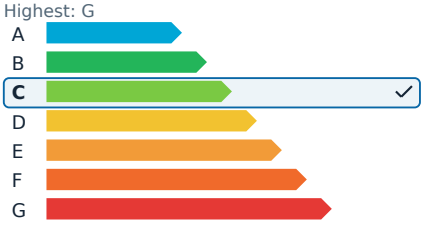


Key details

Surface area	**46 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Terrace	**Yes**

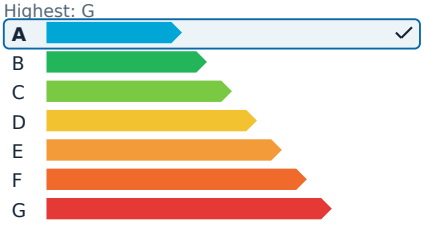
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Just 150 meters from the beach and the iconic Negresco, this elegant two-room apartment offers a prime location in the Carré d'Or. Situated on the third floor of a modern, well-maintained building with an elevator, the property spans 46.88 square meters. The apartment features a welcoming entryway with a closet, a spacious living and dining area of nearly 20 square meters, and a fully equipped semi-open kitchen. A Southeast-facing terrace provides a partial sea view, perfect for enjoying the coastal atmosphere. The bedroom includes a wardrobe, complemented by a shower room and separate toilet. The apartment is in excellent condition and comes furnished, offering all the modern comforts such as air conditioning and double glazing.

Residents benefit from a storage cellar and a bicycle room accessible by elevator. The building is equipped for persons with reduced mobility, ensuring ease of access. Located at the heart of all amenities and the Promenade des Anglais, this property provides a convenient and luxurious lifestyle.

The property is part of a co-ownership with 40 residential lots. Annual charges amount to €1,392. Agency fees are covered by the seller. There are no known ongoing legal proceedings in the co-ownership.

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