2 rooms in Carre d'Or

€395,000

Carre d'Or · 2 rooms · 55 m² in size



Key details

Surface area	**55 m²**
Rooms	**2**
Floor	**6th**
Lift	**Yes**
Balcony	**Yes**

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

Just a short stroll from the sea and the Alsace-Lorraine tramway, this charming two-room apartment is situated on the sixth floor of a modern building on Boulevard Gambetta. The property spans 55 square meters and offers a blend of centrality, vibrancy, and quality living.

Facing east, the apartment enjoys abundant morning light through its numerous windows and opens onto a balcony with an unobstructed view, providing a peaceful retreat from the urban hustle. The spacious 33-square-meter living area includes an open kitchen, while the comfortable 11-square-meter bedroom adds to the pleasant layout. The apartment also features a separate shower room and independent WC.

In excellent condition, the property requires no renovation. The monthly co-ownership charges are approximately €154, covering the maintenance of communal areas, the elevator, and cold water, ensuring manageable daily costs.

This property is an ideal opportunity for a primary residence, a pied-à-terre, or a valuable investment in one of Nice's most sought-after areas. A cellar is also included with the apartment.

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