2 rooms in Carre d'Or

€420,000

Carre d'Or · 2 rooms · 48 m² in size

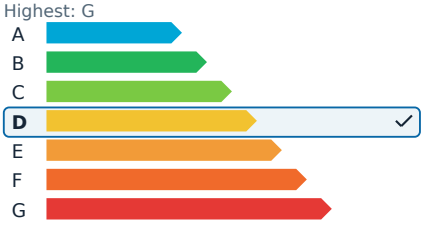


Key details

Surface area	**48 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**

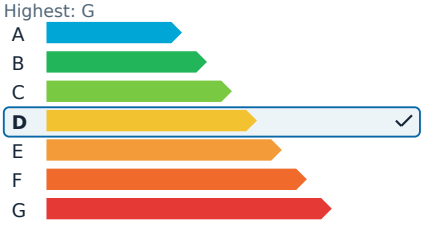
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

Just steps away from the sea and behind the renowned Hotel Negresco, this exquisite 2-room apartment offers a perfect blend of bourgeois charm and contemporary comfort. Spanning 48 square meters, the apartment is in impeccable condition and is situated on the fourth floor of a recently renovated Bourgeois building, complete with an elevator.

Upon entering, you are greeted by high ceilings, exquisite moldings, and harmonious volumes that enhance the apartment's bright and warm atmosphere. The spacious living room features beautiful oak parquet flooring and opens onto a sleek, modern American kitchen, ideal for entertaining guests.

The bedroom is a cozy retreat, offering access to a balcony and an adjoining designer shower room. Additional features include an independent toilet with a Corian basin, reversible air conditioning, and double glazing, ensuring comfort and convenience.

This property is perfectly positioned near shops, restaurants, and public transport, making it an ideal choice for a primary residence, a luxurious pied-à-terre, or a valuable investment.

There are no ongoing legal proceedings concerning this property. It is part of a co-ownership with 21 main lots. The annual co-ownership charges amount to €2,640. The energy consumption is rated at 191 kWhep/m² per year, with greenhouse gas emissions at 35 kgeqCO2/m² per year. The estimated annual energy expenditure for standard use ranges between €1,050 and €1,420. The agency fees, including tax, will be entirely covered by the seller at 5%.

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