2 rooms in Carre d'Or

€495,000

Carre d'Or · 2 rooms · 51 m² in size



Key details

Surface area	**51 m²**
Rooms	**2**
Floor	**3rd**
Lift	**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 steps from the iconic Promenade des Anglais and the renowned Hôtel Le Negresco, this charming 51 m² two-room apartment is situated in a Belle Époque building equipped with an elevator. Positioned on the third floor, the apartment enjoys a bright southern exposure, enhancing its welcoming ambiance.

Upon entering, you are greeted by a luminous living room, highlighted by original parquet flooring, period moldings, and an impressive ceiling height of over three meters. Two large French doors add to the apartment's exceptional character, one opening into the living room and the other into the spacious bedroom.

The apartment is both cross-ventilated and fully air-conditioned, ensuring comfort throughout the year. It features an independent, fully equipped kitchen, a roomy bedroom, a bathroom, and separate toilets, offering a practical and comfortable living space.

The authentic Belle Époque features, combined with its prestigious location in the heart of the Carré d'Or, make this property a rare find in the market. Additionally, a cellar provides extra storage space.

This property is ideal as a secondary residence, a charming pied-à-terre, or a quality rental investment.

Agency fees are included and are the responsibility of the seller.

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