2 rooms in Carre d'Or

€340,000

Carre d'Or · 2 rooms · 35 m² in size

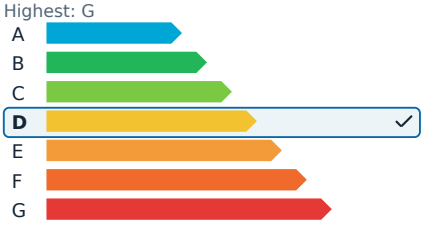


Key details

Surface area	**35 m²**
Rooms	**2**
Floor	**1st**

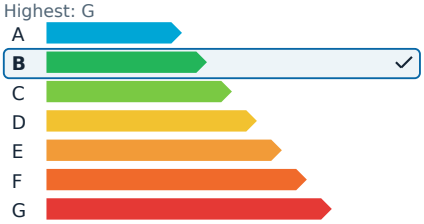
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

On the first floor of a charming, recently renovated building from the early 20th century, this spacious F1 duplex offers a unique blend of historical significance and modern comfort. The building, once home to the Galerie Romanin, the first modern art gallery in Nice, carries a rich history, having been opened by the resistance fighter Jean Moulin in 1942. The apartment itself is in perfect condition and fully air-conditioned, boasting nearly 50 m² of living space (35.68 m² under Carrez Law).

The layout includes an entrance with a large storage cupboard, a bright south-facing living room with an open fitted kitchen, and an 11.66 m² mezzanine that serves as a cozy sleeping area. Additionally, there is a shower room with a toilet and a small room that can be used as a dressing room or pantry. The apartment is just 50 meters from the pedestrian zone and 100 meters from the sea, providing easy access to shops and amenities. It is known for its comfort, brightness, high ceilings, and a lovely view of the Marble Cross. The property is equipped with an armored door, solid parquet flooring, double-glazed windows, and fiber optics, making it an ideal choice for a seasonal rental investment or a second or primary residence. The apartment is sold furnished.

The agency fees of 5% are included and payable by the seller.

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