2 rooms in Carre d'Or

€530,000

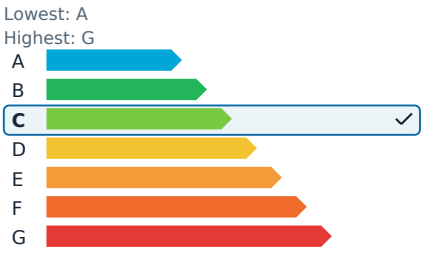
Carre d'Or · 2 rooms · 45 m² in size



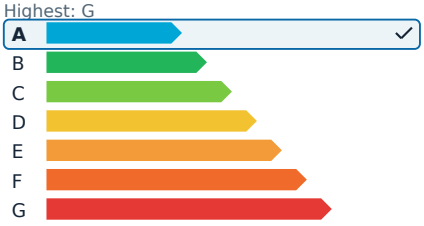
Key details

Surface area	**45 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**

DPE (Energy) **C**



GES (Emissions) **A**



Description

This apartment is situated in the esteemed Terra Mare building, constructed in 1959, at the intersection of Halévy and Gabriel Fauré streets, right in the heart of the Carré d'Or. Its prime location offers immediate access to the Promenade des Anglais, avenue Gustave V, and the lush coulée verte, making it an ideal spot for both relaxation and convenience.

Originally designed as two separate studios, the space has been thoughtfully combined to create a spacious and comfortable two-room apartment. It features two bathrooms and two toilets, enhancing both comfort and rental appeal. Positioned on the 4th floor, the apartment is flooded with natural light throughout the day.

The outdoor area includes a delightful terrace of over 12 square meters with a partial sea view, as well as a 4.05 square meter balcony adjoining the bedroom, making it a valuable asset in this desirable area.

The apartment boasts an energy efficiency rating of C, ensuring good energy performance.

There is also the option to acquire a parking space for an additional cost.

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