2 rooms in Carre d'Or

€359,000

Carre d'Or · 2 rooms · 35 m² in size

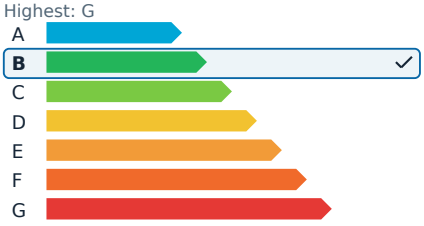


Key details

Surface area	**35 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Annual charges	**€1,048 /yr**

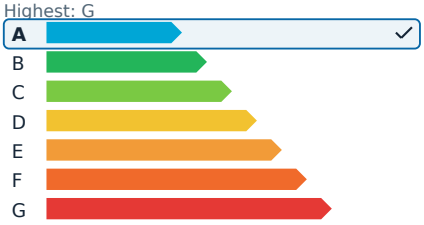
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This beautifully renovated two-room apartment is situated in a charming early 20th-century building with an elevator, just a short distance from the renowned Promenade des Anglais and its inviting beaches. The vibrant neighborhood offers a variety of shops and restaurants right at your doorstep, with convenient access to public transportation and the famous Place Masséna nearby.

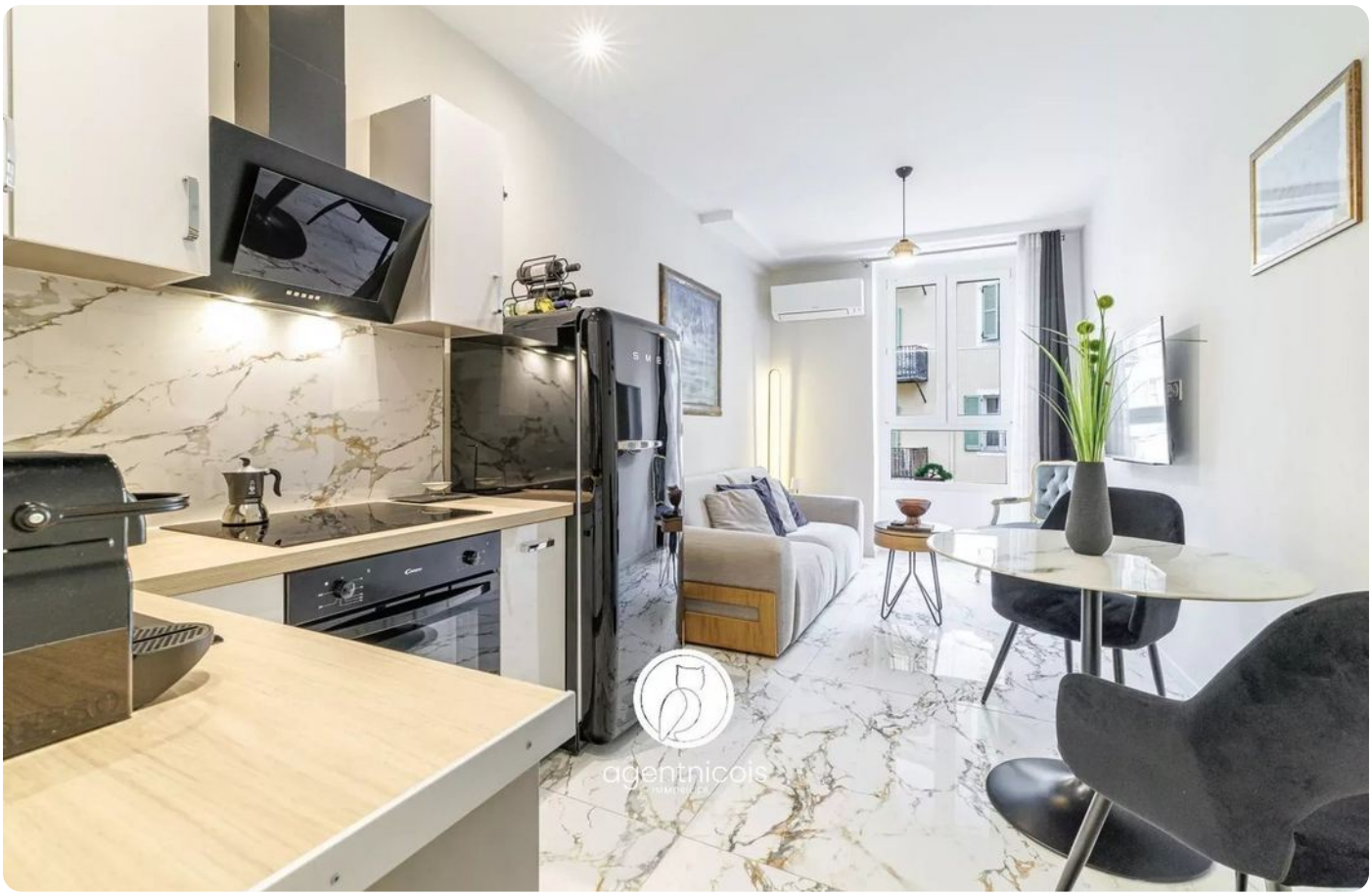
Located on the penultimate floor, the apartment benefits from a dual aspect, facing both North/West and South/East. It features an entrance with a built-in closet, a bathroom equipped with an Italian shower and a vanity unit with storage, as well as a dedicated laundry area. The living area includes a fully equipped open kitchen, and the spacious bedroom boasts an integrated closet. An independent toilet with a hand basin completes the layout. The property is enhanced by high ceilings, connected air conditioning, and triple-glazed windows, ensuring a comfortable living environment. High-quality fixtures and materials have been used throughout, making this an ideal pied-à-terre or rental investment.

The co-ownership comprises 22 lots, with annual charges amounting to 1,048.08 euros. There are no ongoing legal proceedings concerning the property. The energy efficiency rating is 89 kWhep/m².year, with a greenhouse gas emission rate of 3 kgeqCO2/m².year. The agency fees will be entirely covered by the seller.

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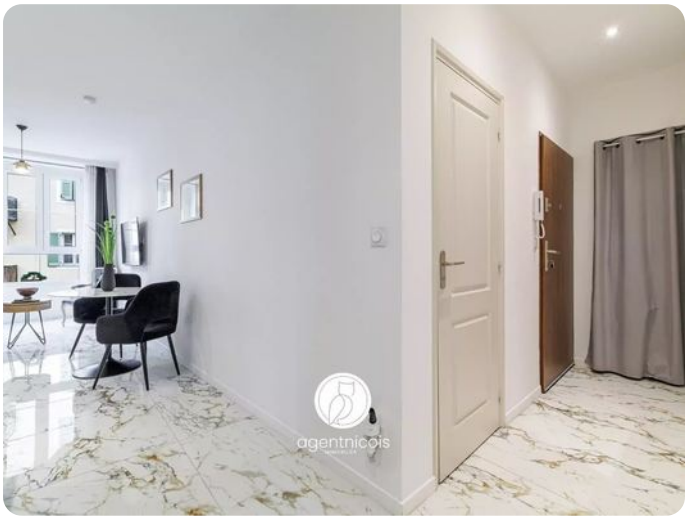
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