2 rooms in Carre d'Or

€432,000

Carre d'Or · 2 rooms · 53 m² in size

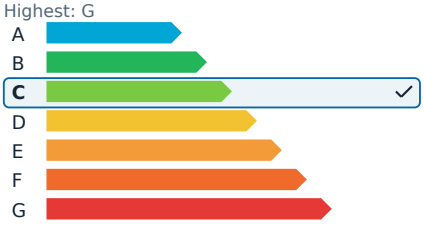


Key details

Surface area	**53 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**

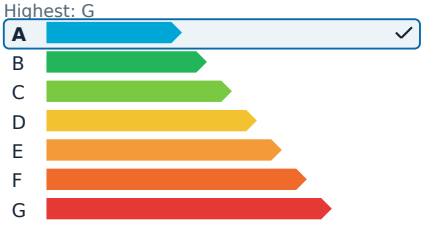
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming 2-room apartment in the prestigious Carré d'Or district of Nice offers a unique blend of historical elegance and modern convenience. Just a short two-minute stroll from the beach and the iconic Negresco, this residence is located in a 1913 building, known for its classic architecture. The apartment is situated on the 4th floor and is easily accessible via an elevator. With a generous area of 53 m², it features high ceilings over 3 meters, enhancing the sense of space and openness.

The interior includes a bright living room with elegant herringbone parquet flooring and access to a balcony, perfect for enjoying the west-facing views and stunning sunsets. The quiet bedroom provides a peaceful retreat, while the independent kitchen opens onto a second balcony, making it ideal for morning coffee or evening relaxation. The bathroom and separate toilet both have windows, ensuring plenty of natural light. Classic moldings add a touch of sophistication throughout the space. Additional features include ample storage and a large, practical cellar in the basement.

Residents will appreciate the well-maintained condominium, complete with an interior garden and weekly visits from a gardener included in the charges. While some updates are needed, the apartment boasts good basics such as reversible air conditioning, a recent hot water tank, and a prime central location. This property is perfect for those seeking the vibrancy of city living with the tranquility of a home, whether as a primary residence or a pied-à-terre in Nice.

Energy class C – Co-ownership of 22 main lots – Monthly charges: €160 – No ongoing legal proceedings.

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