2 rooms in Carre d'Or

€399,000

Carre d'Or · 2 rooms · 40 m² in size

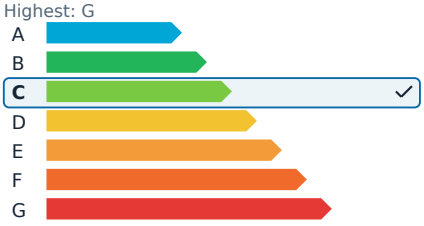


Key details

Surface area	**40 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**

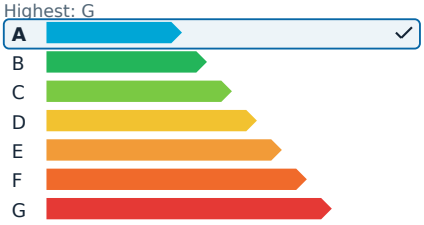
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming 2-room apartment is perfectly positioned in the heart of Nice's prestigious Carré d'Or district. Set on the third floor of a well-maintained building with an elevator, it offers a comfortable living space of 40 square meters. The apartment features an entrance hall, a fully equipped kitchen that seamlessly integrates with the living room, leading to a tranquil small balcony. The bedroom includes ample storage, and there is a separate bathroom and toilet. Its prime location offers easy access to the renowned Promenade des Anglais, making it an ideal choice for a pied-à-terre. The apartment is currently rented for €907 per month, including charges, until March 2026.

This property is part of a co-ownership consisting of 15 lots. There are no ongoing legal proceedings. The energy efficiency rating is class C, with a climate class of A. The estimated annual energy expenditure for standard use ranges between €611 and €827, including subscriptions, for the years 2021 to 2023. Agency fees are payable by the seller.

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