2 rooms in Carre d'Or

€369,000

Carre d'Or · 2 rooms · 46 m² in size



Key details

Surface area	**46 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€110 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This charming 46 m² apartment is situated in the highly sought-after Carré d'Or area of Nice. It offers a peaceful living environment, set back from the street with direct access to the famous Promenade des Anglais. The apartment currently features two rooms but can be easily converted into three. It includes an entrance with a separate WC, a living room, an independent kitchen, and a bedroom with its own balcony and en-suite shower room.

The property is equipped with underfloor heating and air conditioning, ensuring comfort throughout the year. Additional features include a secure environment with a reinforced door and a private cellar for storage.

The apartment is part of a co-ownership consisting of 56 lots. The average annual share of the budget is 110 €. There are no ongoing legal proceedings. The energy efficiency rating is D, with estimated annual energy costs between 980 € and 1370 €, including subscriptions, for standard usage over the years 2021, 2022, and 2023. Agency fees are the responsibility of the seller.

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