# 2 rooms in Carre d'Or

**€399,000**

Carre d'Or · 2 rooms · 57 m² in size




## Key details

| | |
|---|---|
| Surface area | **57 m²** |
| Rooms | **2** |
| Floor | **2nd** |
| Lift | **Yes** |
| Balcony | **Yes** |
| Annual charges | **€2,820 /yr** |

**DPE (Energy)** **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

**GES (Emissions)** **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

## Description

This charming 70 m² apartment, located on the second floor of a well-maintained 1939 building, offers a delightful blend of historic charm and modern comfort. Upon entering, you are greeted by a generous ceiling height and abundant southern light that fills every room. The apartment has been completely renovated, featuring a clever layout that separates the living spaces from the sleeping areas via a corridor. The living room, with its beautiful parquet flooring and elegant chandelier, opens up to a fully equipped kitchen. A small south-facing terrace extends from this space, providing a perfect spot for sunny morning coffees.

The bedroom shares the same impressive ceiling height and includes a spacious dressing room. Nearby, a large bathroom features a roomy shower and thoughtfully designed storage.

Additionally, there is an independent maid's room, fully equipped and insulated, with a large window, water point, terracotta floor tiles, and high ceilings—ideal for guests or as a private retreat for a teenager.

The apartment boasts three balconies: one off the bedroom, another off the kitchen, and the largest extending from the living room, perfect for a small table and chairs. Modern amenities include reversible air conditioning and a heat pump.

The location is a significant highlight, situated across from Parc Alsace-Lorraine in the heart of the Musicians' Quarter. The apartment is set back from the street, ensuring peace and quiet. Public transport is conveniently accessible with tram and bus stops at the building's doorstep, and the train station is nearby. The airport is easily reachable by tram, and the sea is just a five-minute walk away, surrounded by local shops and the pleasant atmosphere of Nice.

Practical information: The property is priced at €399,000, with a Carrez surface area of 57 m². Energy efficiency is rated DPE: C and GES: A. The apartment is part of a co-ownership, with annual charges of €235. No ongoing legal proceedings are associated with the property.

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