2 rooms in Carre d'Or

€536,000

Carre d'Or · 2 rooms · 70 m² in size

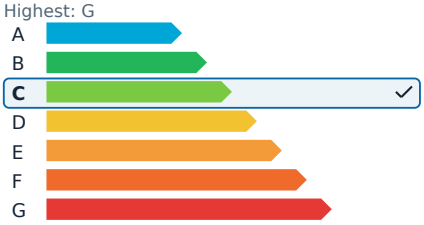


Key details

Surface area	**70 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Cellar	**Yes**
Annual charges	**€3,192 /yr**

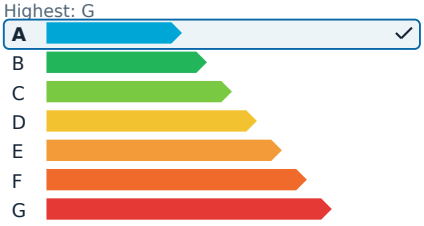
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming 70m² apartment is situated on the top floor of a classic bourgeois building with an elevator, directly across from the renowned Negresco Hotel. The apartment features a south/north orientation, allowing for ample natural light and a pleasant ambiance. Inside, elegant details such as ceiling moldings, a fireplace, and high ceilings enhance its character and charm.

The layout includes a welcoming entrance, a spacious double living room of 31m² facing south, an independent kitchen, a large 14m² bedroom that overlooks a quiet inner courtyard, and a bathroom with a window. The apartment's prime location provides a lateral view of the Masséna Museum park and easy access to the nearby sea and local shops, all while maintaining a peaceful environment.

This property is ideal as a pied-à-terre or as an investment opportunity, with seasonal rentals such as Airbnb permitted. Additionally, a cellar is included with the apartment.

The apartment is part of a co-ownership with a total of 10 lots. The annual shared charges amount to 3,192€. There are no ongoing legal proceedings. The energy performance rating is C, with estimated annual energy costs ranging from 823€ to 1,113€, based on 2021 energy prices. Agency fees are included and are the responsibility of the seller.

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