2 rooms in Carre d'Or

€536,000

Carre d'Or · 2 rooms · 70 m² in size

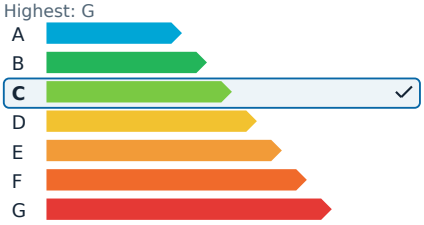


Key details

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

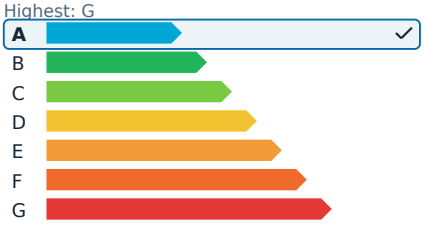
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming apartment is situated on the top floor of a classic bourgeois building equipped with an elevator. It spans 70 square meters and offers a unique blend of character and elegance. The property features ceiling moldings, a fireplace, and a generous ceiling height, enhancing its sophisticated appeal.

The apartment includes a welcoming entrance, a spacious double living room of 31 square meters facing south, an independent kitchen, a large bedroom of 14 square meters overlooking a quiet inner courtyard, and a bathroom with a window. Its prime location, directly opposite the renowned Negresco Hotel and with a side view of the Masséna Museum Park, allows residents to enjoy proximity to the sea and nearby shops while maintaining a peaceful environment.

This distinctive property is ideal both as a pied-à-terre and as an investment, with permission for short-term rentals such as Airbnb. A cellar is also included with the property.

The co-ownership consists of 10 lots. The annual management cost is 3,192 euros. The energy efficiency rating is C, with estimated annual energy expenses ranging from 823 to 1,113 euros based on 2021 energy prices. There are no ongoing legal proceedings. Agency fees are included and are paid by the seller.

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