2 rooms in Carre d'Or

€525,000

Carre d'Or · 2 rooms · 70 m² in size

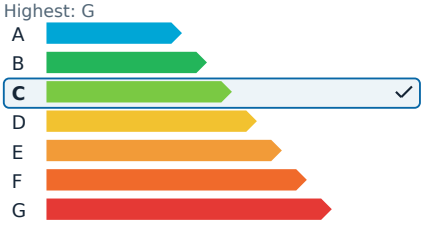


Key details

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

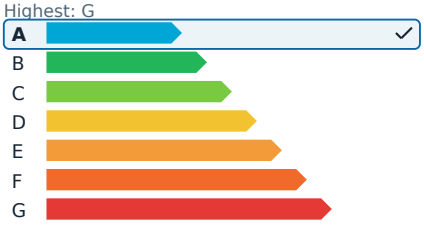
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming apartment is situated on the top floor of a classic building with an elevator, directly facing the iconic Negresco Hotel. The 70 square meter space is filled with character, featuring intricate ceiling moldings, a fireplace, and impressive high ceilings that enhance its elegance.

Inside, you will find a welcoming entrance leading to a spacious double living room of 31 square meters with a southern exposure, providing ample natural light. The apartment also includes an independent kitchen, a large, peaceful bedroom of 14 square meters overlooking an inner courtyard, and a bathroom with a window.

The prime location offers a lateral view of the Masséna Museum park and is just a short walk from the sea and local shops, all while maintaining a peaceful environment. This property, full of character, is ideal as a pied-à-terre or as an investment, with the option for Airbnb-style seasonal rentals. Additionally, a cellar is included with the apartment.

The co-ownership consists of 10 lots. The annual share of charges amounts to €3,192. There are no ongoing legal proceedings. The energy efficiency rating is C, with estimated annual energy costs ranging from €823 to €1,113 based on 2021 energy prices. Agency fees are included, with charges to the seller.

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