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

A	
B	
C ✓	
D	
E	
F	
G	

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓	
B	
C	
D	
E	
F	
G	

Description

This charming apartment is situated on the top floor of an elegant bourgeois building with an elevator, offering a living space of 70 square meters. The property is filled with character, featuring ceiling moldings, a fireplace, and impressive high ceilings. The apartment includes a spacious entrance, a south-facing double living room of 31 square meters, an independent kitchen, a large, quiet bedroom of 14 square meters overlooking an inner courtyard, and a bathroom with a window.

Its prime location across from the Negresco Hotel provides a lateral view of the Masséna Museum park, allowing easy access to the sea and nearby shops while enjoying a peaceful environment. This property is ideal as a pied-à-terre or investment, with seasonal rental options like Airbnb permitted. Additionally, a cellar is included with the apartment.

The property is part of a co-ownership with 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 expenses ranging from €823 to €1,113 based on 2021 energy prices. Agency fees are included in the seller's charges.

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