2 rooms in Carre d'Or

€459,000

Carre d'Or · 2 rooms · 46 m² in size

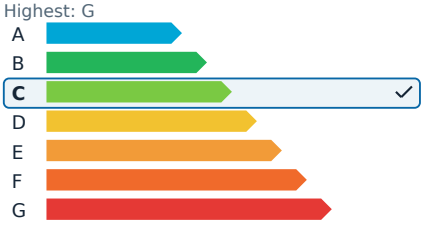


Key details

Surface area	**46 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€836 /yr**

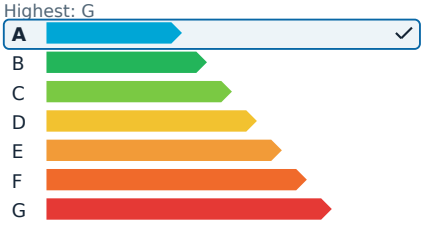
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming two-room apartment, located on the fourth floor of a well-maintained building with an elevator, offers a modern and luminous living space. With a total area of 46 m², it is sold fully furnished and is situated in the sought-after Bas Fleurs neighborhood, close to the famous Promenade des Anglais. The apartment features a well-designed layout that includes an entryway, a spacious living area with large sliding windows, and an open-plan kitchen that is fully equipped. The bedroom is roomy and comes with built-in storage, complemented by a shower room, a dressing room, and a separate toilet.

Both the bedroom and the living area open onto a pleasant 6 m² balcony, providing a lovely partial sea view. The apartment is ready to move into and offers daily comfort with amenities such as air conditioning, double glazing, electric blinds, and fiber optic internet, all within a peaceful and secure environment. Its ideal location provides immediate access to shops, the beach, public transport, and all necessary conveniences, making it perfect as a main residence, a pied-à-terre, or a rental investment.

The estimated annual energy costs for standard usage range from €560 to €820, indexed for the years 2021, 2022, and 2023, including subscriptions.

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