2 rooms in Carre d'Or

€395,000

Carre d'Or · 2 rooms · 51 m² in size



Key details

Surface area	**51 m²**
Rooms	**2**
Floor	**2nd**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€2,100 /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 property is a 51 m² two-room apartment located near the iconic Villa Masséna and just steps away from the renowned Promenade des Anglais. It offers a highly sought-after location close to beaches, shops, restaurants, and public transport options including tram, bus, and Vélib' bike stations. The area is vibrant and convenient for everyday living.

The apartment features an entrance, a living room that opens onto a large terrace, a kitchen, one bedroom, a bathroom, and a separate WC. With a southwest exposure, the apartment is bright and also includes air conditioning and a cellar. While it currently requires some refreshing to modernize the space, it presents an excellent opportunity for a first-time buyer or as a rental investment. The apartment is currently occupied and will be available in January

2027.

Estimated annual energy costs for standard use range between €693 and €937, based on 2021, 2022, and 2023 data, including subscriptions.

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