2 rooms in Carre d'Or

€535,000

Carre d'Or · 2 rooms · 80 m² in size



Key details

Surface area	**80 m²**
Rooms	**2**
Annual charges	**€3,330 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This property is situated on one of Nice's most sought-after boulevards, offering an ideal location for both residential living and professional use. The apartment is located on the garden level of a prestigious residence, surrounded by green spaces. It features a private north-facing terrace of 24 square meters, accessible from the 19-square-meter living room, providing a pleasant outdoor area for relaxation or entertaining.

Inside, the apartment boasts a spacious layout with a large entrance hall leading to various rooms. The south-facing bedroom measures 21 square meters and is adjacent to the kitchen, which opens onto an additional 11-square-meter terrace, offering a serene view of the garden. The property includes a 6-square-meter bathroom with a separate toilet, and a 5-square-meter office space, perfect for a home office or study area. Additionally, a basement cellar provides extra storage space.

The building is part of a co-ownership comprising 15 lots, ensuring a sense of community while maintaining privacy.

Annual charges for the property amount to 3,330 euros. There are no ongoing legal proceedings associated with the property.

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