2 rooms in Carre d'Or

€372,000

Carre d'Or · 2 rooms · 55 m² in size



Key details

Surface area	**55 m²**
Rooms	**2**
Floor	**6th**
Lift	**Yes**
Balcony	**Yes**

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 two-room apartment, just under two minutes from the sea and the Alsace-Lorraine tramway on Boulevard Gambetta, offers a blend of centrality, vibrancy, and quality living. Positioned on the 6th floor of a modern building with an elevator, it provides an elevated lifestyle with ease of access.

Facing east, the apartment enjoys abundant morning light through its numerous windows, opening up to a balcony with an unobstructed view, away from the hustle and bustle of the city. The living space is generously sized at 33 square meters, featuring an open kitchen, and is complemented by a comfortable 11-square-meter bedroom. The layout is particularly pleasant, including an independent shower room and separate toilet.

In excellent condition, the property requires no renovations. It is an ideal opportunity for a main residence, a pied-à-terre, or a long-term investment in one of the most sought-after areas of Nice. A cellar is also included with the property.

The monthly co-ownership charges are approximately €154, covering the maintenance of common areas, the elevator, and cold water, ensuring cost-effective living.

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