Three-bedroom apartment in Carre d'Or

€750,000

Carre d'Or · 3 bedrooms · 90 m² in size



Key details

Surface area	**90 m²**
Bedrooms	**3**
Floor	**2nd**
Lift	**Yes**
Outside space	**Balcony**
Monthly charges	**€158 /mo**

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 beautifully renovated 94 m² apartment is just fifty meters away from the iconic Promenade des Anglais, situated on the second floor of a charming building. Redesigned by an interior architect, it seamlessly blends the classic proportions of the past with contemporary clarity. The space is ready for immediate occupancy, requiring nothing more than for you to settle in.

The apartment benefits from a dual South-West exposure, allowing natural light to fill the rooms throughout the day. The hallway leads to a spacious living area where the living room and dining room flow together effortlessly. The custom-designed open kitchen is equipped with integrated appliances and an Elica Tesla hood, with each material carefully selected for quality.

The sleeping area includes three bedrooms, two of which open onto a 4 m² balcony with a partial sea view. Two custom-made separate dressing rooms offer rare storage convenience in the city center. The bathroom, adorned with polished concrete, features a bathtub, shower, and double sink unit. Additionally, there are separate toilets and a dedicated laundry room.

Originally configured as a three-room space, the apartment has been expanded to include an additional room, enhancing its functionality. With a Carrez surface of 90.42 m² and a total living space of 94.25 m², the apartment comes with air conditioning, an elevator, and is in impeccable condition. It is sold fully furnished and equipped.

The Carré d'Or area in Nice is highly sought after, offering boutiques and restaurants at the building's doorstep, beaches just a short walk away, and tram access within two minutes. Whether as a family home, a pied-à-terre on the Côte d'Azur, or a premium investment, this four-room apartment caters to all these aspirations.

The apartment is part of a co-ownership with 13 lots, with annual charges amounting to 1,907.16 €. The agency fees are borne by the seller. There are no ongoing legal proceedings. The energy efficiency rating is C, and the greenhouse gas emission rating is A.

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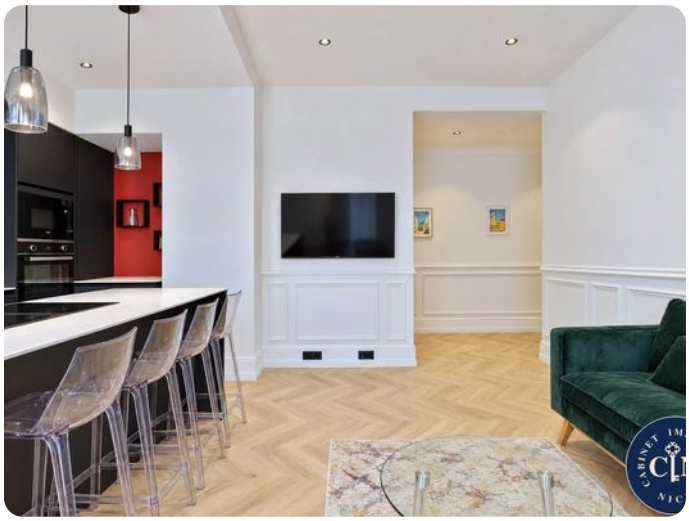


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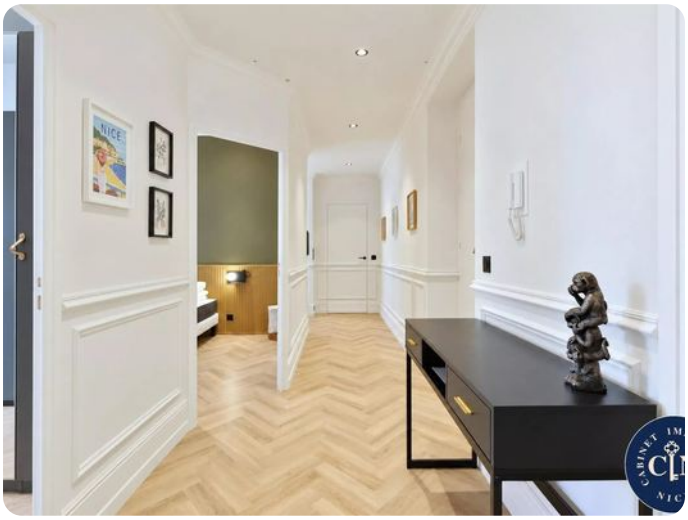
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