Three-bedroom apartment in Carre d'Or

€1,185,000

Carre d'Or · 3 bedrooms · 114 m² in size

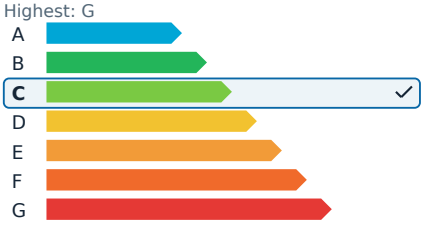


Key details

Surface area	**114 m²**
Bedrooms	**3**
Floor	**3rd**
Lift	**Yes**
Outside space	**Balcony**
Monthly charges	**€245 /mo**

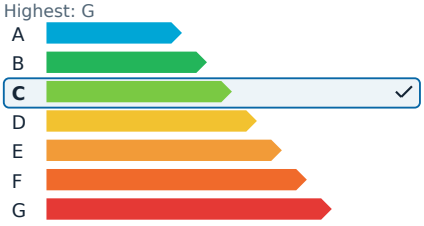
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the heart of the Carré d'Or in Nice, this property is just a few meters from the Negresco, the beaches, the Promenade des Anglais, and a variety of shops, restaurants, and the tramway. It is also conveniently close to the Masséna parking area.

This corner apartment spans 114 square meters and offers exceptional features. Situated in a bourgeois building from 1913 with an elevator, it boasts impressive volumes and a ceiling height of 3 meters. The apartment has been completely renovated with meticulous attention to detail.

The layout includes a reception hall leading to a spacious double living room of 36 square meters, an independent equipped kitchen, and three bedrooms with built-in wardrobes. There is a bathroom with a bathtub and double sink, an additional shower room, and a separate guest toilet with a window. A balcony overlooks the courtyard, and a 9-square-meter cellar in the basement complements the property.

Features include a video intercom, Daikin ducted reversible air conditioning throughout the main rooms, solid wood flooring, double glazing, shutter blinds, and two electric roller shutters. The apartment also has a reinforced double entrance door, fiber optic and high-speed internet, building surveillance, and an alarm system.

This characterful apartment is ready to move into, making it ideal as an elegant primary residence or a prestigious pied-à-terre on the Côte d’Azur.

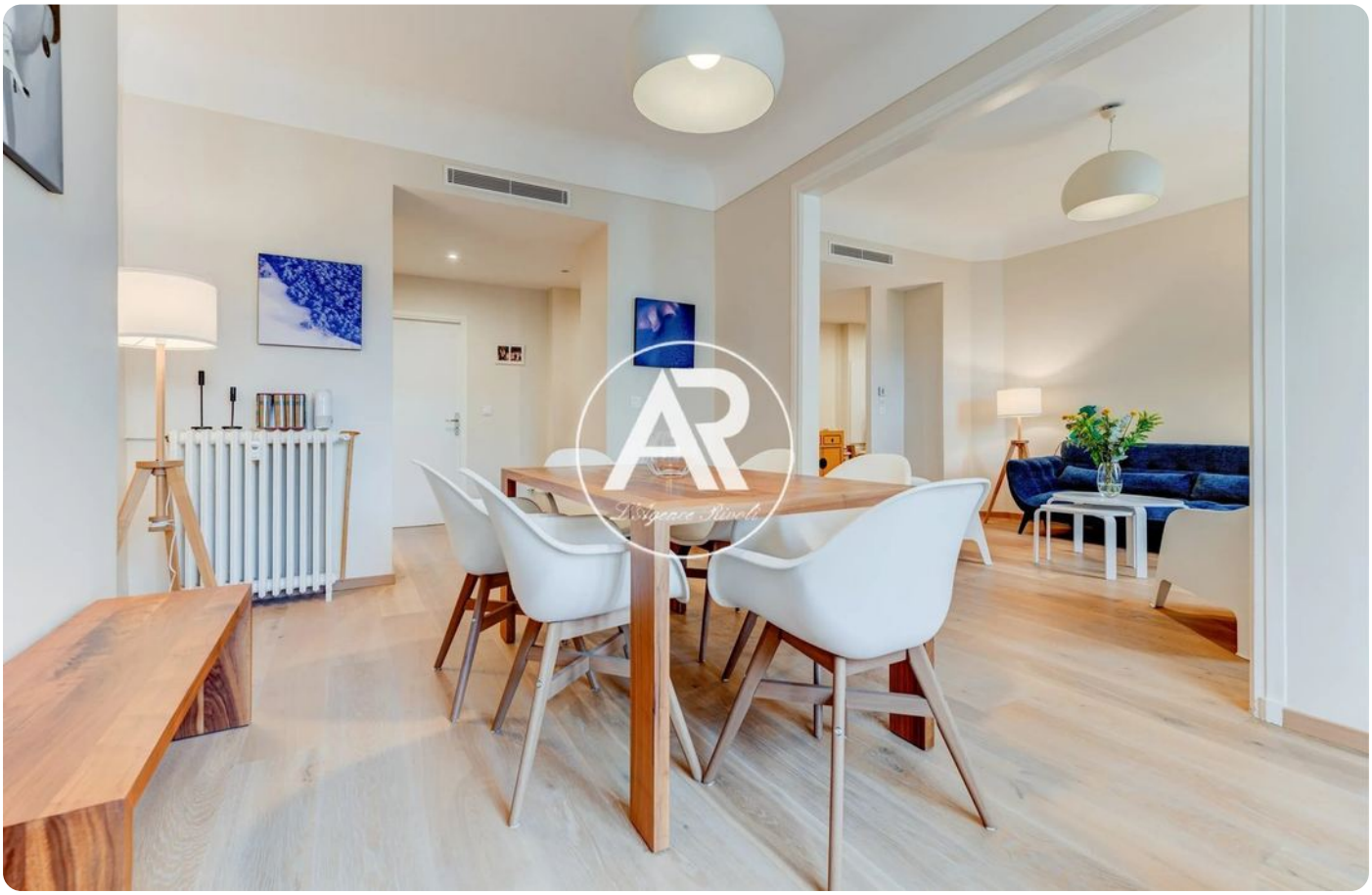
Agency fees of 5% including tax are payable by the sellers. There are no ongoing legal proceedings to our knowledge.

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