3 rooms in Carre d'Or

€575,000

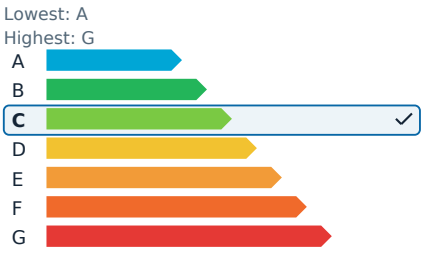
Carre d'Or · 3 rooms · 60 m² in size



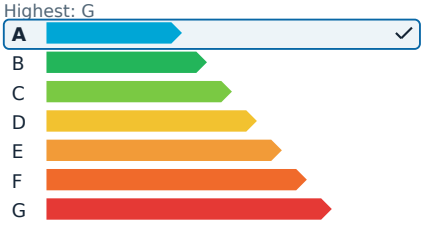
Key details

Surface area	**60 m²**
Rooms	**3**
Floor	**8th**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**

DPE (Energy) **C**



GES (Emissions) **A**



Description

Discover a charming three-room apartment perched on the top floor of a modern and secure residence in the Gambetta area of Nice. This 60.71m² property boasts a spacious terrace offering panoramic views with a glimpse of the sea. The apartment features a welcoming entrance, a living room with an open and fully equipped kitchen, a dressing room, two bedrooms, a bathroom, and a shower room with a toilet. Every room opens onto the terrace, providing a seamless indoor-outdoor living experience. The apartment is fully air-conditioned, ensuring comfort throughout the year. Additional conveniences include two ground-floor storage caves.

The location offers easy access to the Promenade des Anglais, the beach, various shops, and the Line 2 tramway connecting the airport to the port, making it an ideal spot for both relaxation and

connectivity.

Energy efficiency is rated Class C, with climate impact rated Class A. The estimated annual energy costs for standard usage range from €890 to €1,270, based on 2021 energy prices. The property is part of a co-ownership comprising a single lot, and there are no ongoing legal proceedings.

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