3 rooms in Carre d'Or

€750,000

Carre d'Or · 3 rooms · 95 m² in size

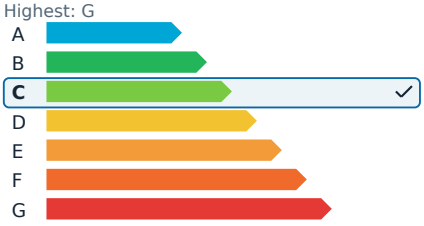


Key details

Surface area	**95 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Annual charges	**€1,808 /yr**

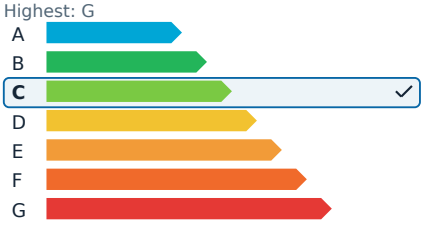
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

Discover this charming three-room apartment located in the prestigious Victor Hugo district of Nice. Positioned on the fourth floor of a well-maintained five-story building, this property presents an excellent opportunity for renovation. The apartment currently features an entrance hall, two bedrooms, a spacious independent kitchen, a bathroom, and separate WC. With its generous space, the apartment can be easily transformed into a four-room layout according to your needs. There is potential for air conditioning installation to enhance comfort.

Included with the apartment is a 9.5 m² chambre de bonne, perfect for use as storage or a home office. This is a rare find with significant potential, situated in a highly sought-after area. The property also accommodates professional use, broadening its appeal.

Estimated annual energy costs for standard usage range between 1,068 € and 1,444 €, including subscriptions, based on data from 2021 to 2023.

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