3 rooms in Carre d'Or

€756,000

Carre d'Or · 3 rooms · 105 m² in size



Key details

Surface area	**105 m²**
Rooms	**3**
Annual charges	**€3,996 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

Exclusive opportunity on the Promenade des Anglais, directly facing the sea and near the iconic Negresco! This ground-floor apartment within a prestigious bourgeois building offers exceptional potential for customization. With a generous area of 105 square meters, the property features a spacious and bright 43-square-meter living room and a semi-open kitchen that awaits renovation, perfect for enjoying time with family and friends. The apartment includes two large bedrooms, two bathrooms, and a laundry room, ensuring optimal comfort.

The standout feature of this property is its private 40-square-meter south-facing garden, providing a rare outdoor space to relax and soak up the sun by the sea. Additionally, a cellar offers extra storage space.

Conveniently located close to all shops and just steps away from the East-West tramway, this apartment enjoys a prime location that combines everyday practicality with a comfortable lifestyle. This is a unique opportunity not to be missed!

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