3 rooms in Carre d'Or

€640,000

Carre d'Or · 3 rooms · 57 m² in size



Description

Experience the charm of the Carré d'Or, one of Nice's most prestigious neighborhoods, with this exceptional apartment. Situated on the fifth and top floor of a beautiful bourgeois building, this residence offers a bright and airy living space. The apartment spans 57 square meters, complemented by a sun-drenched balcony of 6.5 square meters, perfect for enjoying the Mediterranean climate just steps away from the sea and the iconic Negresco.

The layout is thoughtfully designed to maximize space and comfort. It features a spacious 28 square meter living area with an open kitchen, a master bedroom of 14 square meters with built-in storage, and a second bedroom of 11 square meters, also equipped with a closet.

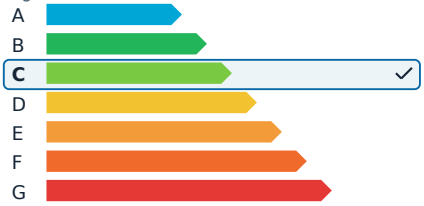
High-quality finishes include solid oak flooring, double glazing, and air conditioning, ensuring a comfortable living environment. The property boasts an energy efficiency rating of C, reflecting its modern standards.

Key details

Surface area	**57 m²**
Rooms	**3**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€1,500 /yr**

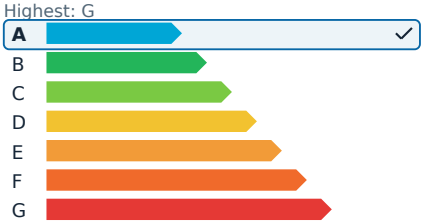
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Monthly management costs are remarkably low at just €130, which includes cold water.

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