3 rooms in Carre d'Or

€729,000

Carre d'Or · 3 rooms · 74 m² in size



Key details

Surface area	**74 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,444 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

In the desirable Carré d'Or/Victor Hugo area of Nice, this elegant three-room apartment offers a luxurious living experience in a premium building. The apartment is sold turnkey, meaning it's ready for immediate occupancy. It features an entrance hall leading to a bright living room with an open-plan kitchen that is both fitted and equipped, seamlessly extending to a spacious balcony. The property includes two bedrooms, ample storage, a laundry area, a bathroom with a WC, and an additional separate WC. The interior boasts high ceilings and is designed with comfort in mind, offering air conditioning, double glazing, and electric shutters. This apartment is ideal for use as a primary or secondary residence or as a rental investment.

The location is highly convenient, with all necessary shops and amenities nearby. It's just a short walk to the Alsace-Lorraine tram station and only minutes from the famous Promenade des Anglais and the beautiful beaches of Nice.

The co-ownership consists of 69 lots, including 27 residential lots. There are no ongoing legal proceedings. The annual charges amount to 2,444.42 euros.