3 rooms in Carre d'Or

€840,000

Carre d'Or · 3 rooms · 77 m² in size

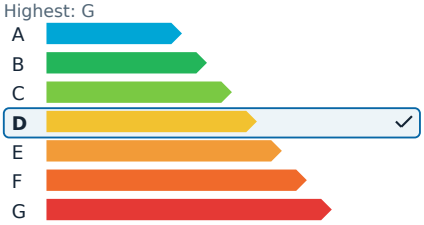


Key details

Surface area	**77 m²**
Rooms	**3**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€3,656 /yr**

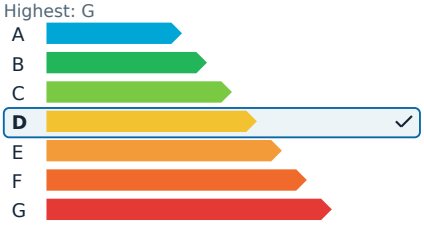
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the heart of Nice's prestigious Carré d'Or district, this exceptional top-floor apartment offers a blend of Art Deco charm and modern comforts. Situated on the fifth floor of a beautifully restored Art Deco building with an elevator, this 77-square-meter residence presents a rare opportunity in the market. The apartment is bathed in natural light, offering an open and airy atmosphere with unobstructed views.

The interior features impressive volumes, including a spacious 35-square-meter living area with an open kitchen that leads to a small balcony. The apartment boasts two generously sized bedrooms, measuring 15.80 square meters and 11.69 square meters, each equipped with ample closet space. Additional highlights include a large bathroom with a toilet, a separate WC, and a private attic space on the top floor. The property is enhanced by high ceilings, solid oak parquet flooring, double glazing, and air conditioning. Residents benefit from collective heating, with monthly charges covering heating and cold water.

Monthly management cost: 300 €/month (including heating and cold water).
Energy efficiency rating: D.

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