# 3 rooms in Carre d'Or

**€479,000**

Carre d'Or · 3 rooms · 70 m² in size

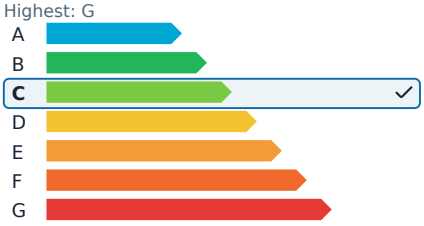



## Key details

| | |
|---|---|
| Surface area | **70 m²** |
| Rooms | **3** |
| Floor | **1st** |
| Annual charges | **€1,725 /yr** |

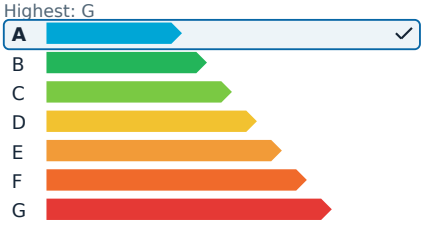
**DPE (Energy)** **C**

Lowest: A
Highest: G




**GES (Emissions)** **A**

Lowest: A
Highest: G




## Description

In the heart of Nice's prestigious Carré d'Or, just steps away from the Promenade des Anglais and the beaches, lies a charming three-room apartment perfect for investment or as a pied-à-terre. Situated on the first floor of an elegant bourgeois building, this 70.42 m² apartment offers spacious rooms, high ceilings, and the allure of classic architecture. The layout includes an entrance, a living room, two bedrooms, an independent kitchen, a bathroom, and separate WC. The apartment is fully air-conditioned and features individual hot water supply.

This sought-after location is renowned for its proximity to the sea, shops, restaurants, and transport links, making it ideal for both long-term furnished rentals and seasonal lets. Whether you are looking for a primary residence, a second home on the French Riviera, or a rental investment, this property offers versatile opportunities in one of Nice's most desirable neighborhoods.

The apartment is part of a co-ownership comprising 20 lots and does not have any ongoing legal proceedings. The monthly management cost is €144, and the energy efficiency rating is excellent with a DPE of C. Agency fees are the responsibility of the seller.

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