3 rooms in Carre d'Or

€750,000

Carre d'Or · 3 rooms · 68 m² in size



Key details

Surface area	**68 m²**
Rooms	**3**
Floor	**6th**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€3,200 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

In the heart of Nice's sought-after Carré d'Or, this property offers a unique opportunity to combine two two-room apartments into a spacious three or four-room apartment. Situated on the top floor of an elegant residence, the location is perfect for those who wish to enjoy the nearby beaches and pedestrian areas on foot. The combined living space will be 68 square meters, allowing for the creation of two or three bedrooms, two or three bathrooms, and a generous living area. A 7 square meter terrace provides a lovely view.

This property is ideal for investment, promising high returns due to its rarity, or as a customizable home offering easy access to the vibrant life of the neighborhood, with its restaurants, shops, and beaches just outside the door.

The property consists of two lots and is part of a co-ownership of 45 lots. The average annual maintenance cost for the co-ownership is €3,200, and there are no ongoing legal proceedings as per Article L. 721-1 of the Construction and Housing Code. The agency fees are the responsibility of the seller.

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