3 rooms in Carre d'Or

€795,000

Carre d'Or · 3 rooms · 83 m² in size

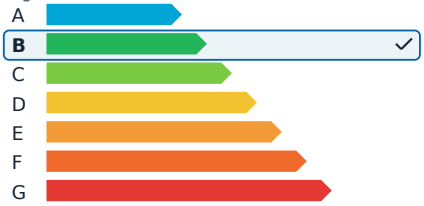


Key details

Surface area	**83 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**
Annual charges	**€3,060 /yr**

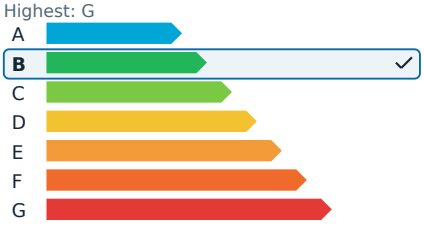
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of the highly sought-after Carré d’Or in Nice, just steps away from the pedestrian area, the sea, and the iconic Palais de la Méditerranée, this three-room apartment offers a generous 83.63 square meters of living space. Situated on the fourth floor of a well-maintained building with an elevator, the apartment is in excellent condition. Upon entering, you are greeted by the spaciousness and brightness of the property. The apartment features a large entrance hall with storage closets, a roomy living area that opens onto a pleasant 12 square meter south-facing terrace overlooking a quiet courtyard. The two sizable bedrooms, measuring 15.38 and 16.66 square meters, provide optimal comfort and ample storage space. Additionally, there are two bathrooms with toilets, making it ideal for both a primary residence or a vacation home.

Designed for absolute comfort, the apartment is fully equipped with air conditioning, double glazing, electric shutters, and a reinforced front door. The secure residence ensures peace and tranquility. A storage cellar is included, and parking is available for rent, a valuable asset in the bustling city center. This property offers an exceptional location, quality features, and impeccable condition, making it a rare opportunity to live in one of Nice's most desirable neighborhoods.

The property is part of a co-ownership with 58 main lots. The annual common charges amount to €3,061.60. Estimated annual energy costs range between €891 and €1,205.

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