3 rooms in Carre d'Or

€710,000

Carre d'Or · 3 rooms · 76 m² in size

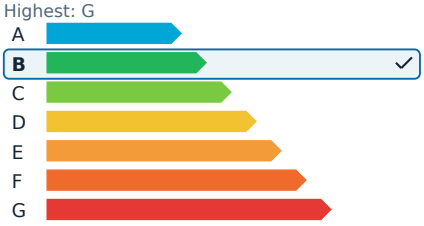


Key details

Surface area	**76 m²**
Rooms	**3**
Lift	**Yes**
Balcony	**Yes**

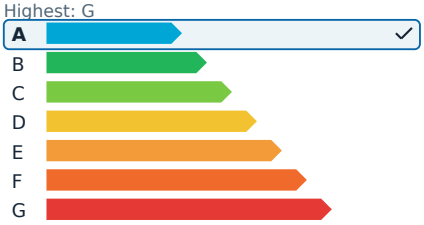
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of the highly sought-after Carré d'Or district in Nice, just a short stroll from the Promenade des Anglais and the beaches, lies this superbly renovated three-room apartment. Spanning 76 square meters, the residence boasts an East/West orientation, ensuring abundant natural light throughout the day. The apartment features a spacious living area with a fully equipped open kitchen, two bedrooms with clear views, two bathrooms, and two toilets. Fully air-conditioned, the property combines modern comfort with generous space in a prime location.

The surrounding area is particularly desirable, with immediate access to shops, restaurants, schools, and the train station. You are also close to the iconic Negresco Hotel and Tramway Line 2, which provides easy connections to the city center and the airport. Additionally, a cellar is included with the property. This apartment is ideal as both a primary residence and a pied-à-terre in the heart of Nice.

The seller is responsible for the agency fees, which are 5%. The property is part of a co-ownership with 20 lots. The average annual share of common charges amounts to €1,920.

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