3 rooms in Carre d'Or

€577,500

Carre d'Or · 3 rooms · 60 m² in size

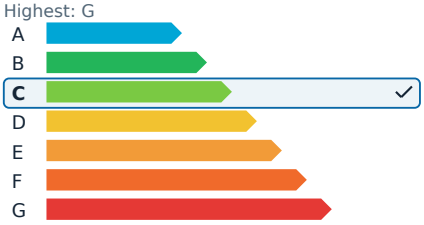


Key details

Surface area	**60 m²**
Rooms	**3**
Floor	**8th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,896 /yr**

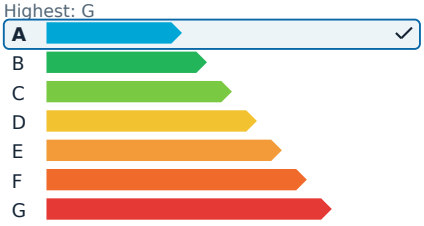
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the highly sought-after area of Bas Gambetta, this impressive three-room apartment offers 60.71 square meters of living space on the eighth and top floor of a secure, prestigious residence with an elevator. The apartment features a bright living room with a kitchen area, two bedrooms, two bathrooms, and a spacious dressing room providing ample storage. The living room opens onto a large balcony facing south and west, offering a pleasant, unobstructed view of the city and a glimpse of the sea. The dual exposure ensures the apartment is bathed in natural light throughout the day. Additionally, the property includes two cellars. Just a five-minute walk from the sea, this apartment combines comfort, a prime location, and a high quality of life in the heart of Nice.

The estimated annual energy costs for standard usage range

between €890 and €1,270, indexed to the years 2021, 2022, and 2023, including subscriptions.

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