3 rooms in Carre d'Or

€675,000

Carre d'Or · 3 rooms · 88 m² in size

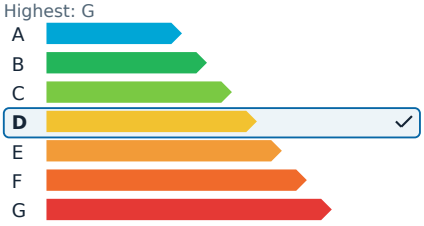


Key details

Surface area	**88 m²**
Rooms	**3**
Lift	**Yes**
Balcony	**Yes**

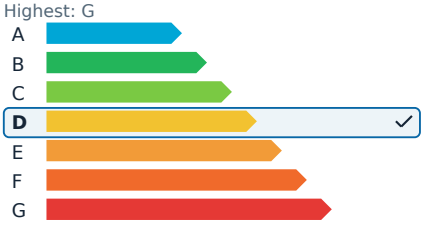
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the highly sought-after Carré d'Or area, just 100 meters from the sea and the iconic Promenade des Anglais, this property offers immediate access to a range of amenities including shops, tramways, buses, schools, and universities. This top-floor apartment is housed in a beautiful, well-maintained bourgeois building with a restored facade, refurbished communal areas, and a new roof.

The 88 square meter apartment, ready for renovation, is filled with natural light and offers a clear view of the city with a glimpse of the sea. Its efficient layout features spacious rooms and high ceilings, with a star-shaped distribution that maximizes space. The independent kitchen can be opened up to the adjacent living room, which leads to two balconies ideal for relaxation. The sleeping area is separate from the living room for added privacy. Both bedrooms are generously sized with storage and access to another balcony. Additionally, a study can be converted into a dressing room.

The property is equipped with air conditioning, double glazing, electric shutters, blinds, and a reinforced door. There are no renovations needed in the co-ownership.

Energy efficiency is rated D. Monthly charges are €290, covering cold water, heating, maintenance of communal areas, and elevator costs. The annual property tax is €970. To the best of our knowledge, there are no ongoing legal proceedings. Agency fees are the responsibility of the buyer.

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