3 rooms in Carre d'Or

€950,000

Carre d'Or · 3 rooms · 70 m² in size



Description

In the vibrant Bas Gambetta neighborhood of Nice, this exceptional top-floor apartment in a well-maintained 1980s building offers a stunning living experience. The property features a spacious three-room layout with east-west exposure, complete with balconies and a partial sea view. The apartment is sold fully furnished and ready for immediate occupancy.

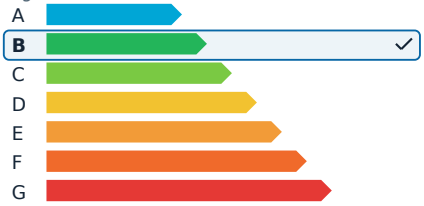
Upon entering, you are greeted by a large 30m² living room with a fully equipped kitchen that opens onto a beautiful 20m² open terrace, perfect for enjoying the Mediterranean climate. The apartment includes two well-sized bedrooms, each with access to a continuous balcony. One of the bedrooms serves as a master suite with its own bathroom and toilet. Additional amenities include ample storage space, a laundry room, and a second bathroom with a toilet. The apartment is in immaculate condition, boasting clean lines and generous proportions. It is both bright and quiet, with low utility costs, air conditioning, and double-glazed windows. A large 35m² garage is available for purchase separately.

Key details

Surface area	**70 m²**
Rooms	**3**
Floor	**8th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**
Annual charges	**€1,320 /yr**

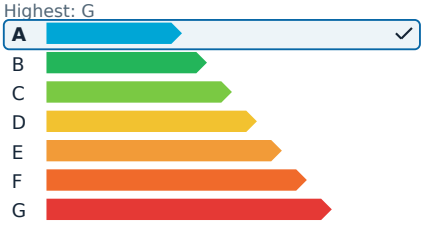
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



The location is ideal, with immediate access to all local shops and amenities. The tramway station is just a short walk away, and the iconic Promenade des Anglais and its beaches are only 20 meters from your doorstep.

The co-ownership consists of 144 lots, including 102 residential units, with no ongoing legal proceedings. The annual management charges amount to 1,320 euros.

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