3 rooms in Carre d'Or

€285,000

Carre d'Or · 3 rooms · 62 m² in size

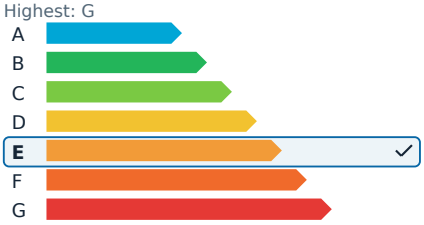


Key details

Surface area	**62 m²**
Rooms	**3**
Floor	**6th**
Lift	**Yes**
Cellar	**Yes**
Annual charges	**€1,368 /yr**

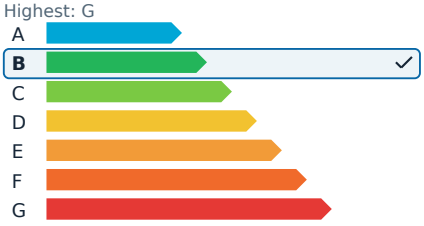
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

Just steps away from the Promenade des Anglais, tucked behind the prestigious Hotel Negresco, lies a charming three-room apartment on the top floor of an elegant bourgeois building. This residence is in the heart of the Carré d'Or, a renowned district of Nice celebrated for its quality of life, vibrant shops, delectable restaurants, and immediate proximity to the sea.

The apartment features a cozy and authentic atmosphere with a mansard roof, offering 62 square meters of floor space (37 square meters according to Carrez law). It includes a bright living room, a separate kitchen, two bedrooms with built-in storage, and a bathroom with a window. In good general condition and equipped with air conditioning, the property requires no additional work, allowing for immediate occupancy.

Additionally, a cellar provides valuable extra storage space. Whether you're seeking a charming pied-à-terre on the French Riviera, a primary residence in the city's heart, or a solid investment in a high-demand area, this property offers numerous advantages. This rare and sought-after address allows for easy access to beaches, shops, restaurants, and public transportation, all within walking distance. A true gem in the Carré d'Or, this property is a must-see!

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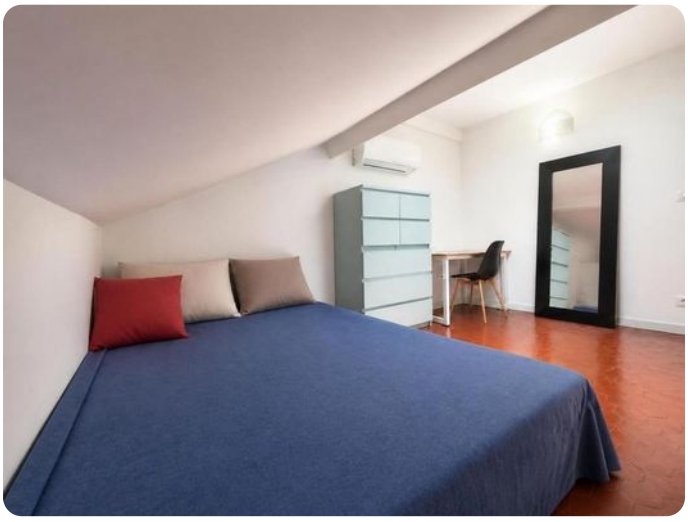







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