3 rooms in Carre d'Or

€498,000

Carre d'Or · 3 rooms · 70 m² in size

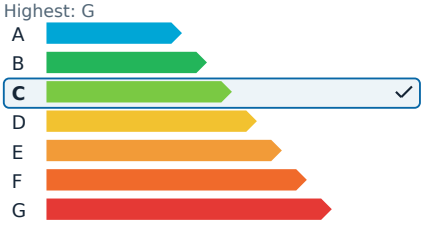


Key details

Surface area	**70 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,820 /yr**

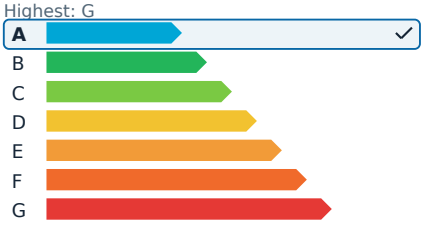
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

On the second floor of a meticulously maintained 1939 building, this 70 m² apartment immediately captivates with its generous ceiling height and abundant southern light that fills every room. Recently renovated, it beautifully marries the charm of classic architecture with modern comforts.

A cleverly designed corridor separates the sleeping quarters from the living area. The living room, featuring a beautiful parquet floor and highlighted by an elegant chandelier, opens onto a fully equipped kitchen. A small south-facing terrace extends this space, offering a perfect spot for sunlit morning coffees, with light dancing across the wooden floor.

In the sleeping area, two bedrooms share the same impressive ceiling height. One includes a spacious dressing room and is just steps away from a large bathroom with a roomy shower and thoughtfully designed storage. The apartment also features an independent maid's room, fully furnished and insulated, with a lovely window, water point, terracotta tiles, and a charming ceiling height. This space is ideal for hosting guests or providing an adolescent with more independence.

Three balconies wrap around the property: one accessible from a bedroom, another from the kitchen, and the largest from the living room, where a table and two chairs naturally fit. Reversible air conditioning and a heat pump add to the apartment's well-considered amenities.

The location significantly enhances the apartment's appeal: situated opposite the Alsace-Lorraine Park, in the heart of the Musicians' Quarter, it is set back from the street for a peaceful atmosphere. Public transport, including trams and buses, is available right outside the building. The train station is nearby, and the airport is easily accessible by tram. The sea is just a five-minute walk away, amidst local shops and the gentle ambiance of Nice.

The apartment is part of a co-ownership with annual charges of 235 €. The energy efficiency rating is C, and the greenhouse gas emissions rating is A. There are no ongoing legal proceedings.

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