3 rooms in Carre d'Or

€520,000

Carre d'Or · 3 rooms · 69 m² in size



Key details

Surface area	**69 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Terrace	**Yes**

DPE (Energy) **B**

Lowest: A
Highest: G

A	
B	✓
C	
D	
E	
F	
G	

GES (Emissions) **A**

Lowest: A
Highest: G

A	✓
B	
C	
D	
E	
F	
G	

Description

This charming 3-room apartment, spanning 69 square meters, is part of the prestigious GAMBETTA PROMENADE residence, conveniently situated at 8 boulevard Gambetta. Just 100 meters from the iconic Promenade des Anglais, it offers easy access to the vibrant Rue de France.

Located on the first floor of a modern building constructed in 2014, the apartment is in excellent condition and comes fully furnished. It features a west-facing balcony with a partial sea view, providing a pleasant outdoor space.

The interior includes an entrance hall, a living room with an open-plan, fully equipped kitchen, two bedrooms, a bathroom, a separate toilet, and a balcony. The property is equipped with double glazing, heating, and air conditioning, adhering to low-energy consumption building standards. The residence itself has low maintenance charges, enhancing its appeal.

The prime location offers immediate access to shops, public transport, and the seaside, making it an ideal choice for a pied-à-terre on the Côte d'Azur or as a rental investment, given its sought-after proximity to the Promenade des Anglais.

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