3 rooms in Carre d'Or

€648,000

Carre d'Or · 3 rooms · 64 m² in size



Key details

Surface area	**64 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,276 /yr**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

This charming three-room apartment, measuring 64.66 square meters, is ideally positioned in the sought-after Carré d'Or area of Nice. Situated on the fourth floor of a building with an elevator, it is conveniently close to the sea and all local amenities. The apartment has been fully renovated with high-end finishes and features a slightly sloped ceiling.

Inside, you'll find a welcoming entrance hall leading to a 26 square meter living area with an open-plan kitchen and a balcony. There are two bedrooms, one of which includes a balcony with a lateral sea view, and a study. The apartment also features a bathroom and a separate toilet. Double glazing is installed throughout, ensuring optimal comfort. Seasonal rental is permitted, making this property an excellent choice for a primary residence, a pied-à-terre, or a

rental investment.

Estimated annual energy expenses for standard usage range between €1,740 and €2,410, including subscriptions, based on data from 2021 to 2023.

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