3 rooms in Carre d'Or

€420,000

Carre d'Or · 3 rooms · 88 m² in size



Key details

Surface area	**88 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Annual charges	**€2,100 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This exceptional apartment is situated in the highly sought-after Carré d'Or neighborhood, on rue de la Buffa. Just a short stroll from the iconic Promenade des Anglais, it offers convenient access to public transportation, including a tramway that reaches the airport and city center in minutes. The area is bustling with amenities, including pharmacies, late-night shops, a cinema, and numerous restaurants.

The apartment is on the first floor of a well-maintained, secure building with an elevator. It features a spacious living area with an open-plan kitchen, fully equipped and measuring 54 square meters. There are two bedrooms with built-in storage, one of which has an en-suite shower room. An additional shower room with a toilet is also available. The property is calm and bright, benefiting from cross-ventilation and two skylights that enhance its natural light—an uncommon advantage in this desirable area.

The apartment boasts generous volumes, reversible air conditioning in all rooms, and double-glazed windows throughout. Its proximity to the historic Negresco Hotel adds to its appeal, making it suitable for a primary residence, rental investment, or professional use, as the building allows for professional activities.

Monthly management cost: 175 €, covering co-ownership fees and cold water production. Hot water and heating are provided by the co-ownership. The energy efficiency rating is D, with estimated annual energy costs ranging from 802 to 1086 €. The agency fees are borne by the seller.

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