3 rooms in Carre d'Or

€699,000

Carre d'Or · 3 rooms · 80 m² in size



Key details

Surface area	**80 m²**
Rooms	**3**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**
Annual charges	**€3,156 /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 fifth-floor apartment, accessible by elevator, offers a spacious 80 m² of living space that has been thoughtfully redesigned three years ago using high-quality materials. It boasts a double exposure to the south and north, generous ceiling heights, and meticulous finishes, creating a peaceful living environment in the heart of Nice.

Upon entering, you are greeted by a roomy entrance with integrated storage that simplifies daily organization. The living area features a bright lounge that extends to a terrace, perfect for outdoor furniture during pleasant weather, overlooking a tree-lined courtyard surrounded by elegant facades. The dining area is currently set up with a cozy table but can accommodate a larger one. The independent kitchen is fully equipped and opens onto the same serene greenery, maintaining a clear distinction between spaces.

The sleeping area includes two bedrooms. The first bedroom, with its high ceilings and custom storage, opens onto the courtyard and has a 3 m² balcony that connects to the kitchen. The second bedroom, accessible via a corridor, includes its own private bathroom and a laundry space; it is currently set up as a home office-dressing room and is air-conditioned, adaptable to your needs. Additionally, there is an extra bathroom and a separate toilet. Air conditioning is available throughout the apartment.

The Musicians' Quarter combines residential tranquility with central accessibility. Nearby amenities include local shops, a supermarket, schools, and the city center, all within walking distance. Comprehensive public transport options such as buses, trams, metro, and train services ensure easy connectivity. This sought-after area is known for its balance between peace and accessibility. A garage is available for purchase separately.

The apartment is part of a co-ownership with 53 lots, and monthly charges amount to 300 €. There are no ongoing legal proceedings. The energy efficiency rating is D, and the agency fees are borne by the buyer.

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