4 rooms in Carre d'Argent

€850,000

Carre d'Argent · 4 rooms · 100 m² in size

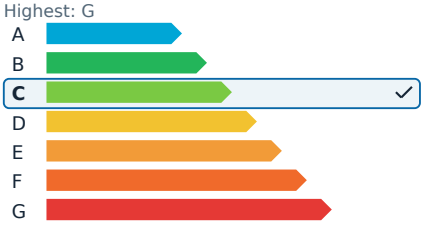


Key details

Surface area	**100 m²**
Rooms	**4**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€3,628 /yr**

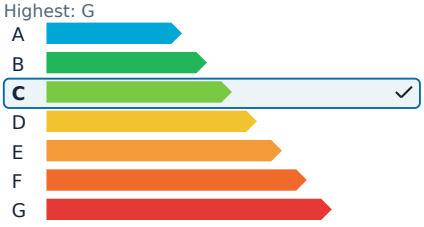
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the heart of Nice's prestigious Carré d'Or, this exquisite four-room apartment spans 105 square meters and offers a rare opportunity to experience luxury living. Just steps away from the famous Promenade des Anglais and the vibrant pedestrian zone, the property is housed in a high-standing building with an elevator. The apartment is bathed in natural light and features a spacious living area, a modern open-plan kitchen, and three large bedrooms with ample storage. The master suite includes a private bathroom, toilet, and dressing area, while a second bathroom offers a walk-in shower and toilet. Elegant parquet flooring, high ceilings, integrated air conditioning, and numerous storage options enhance the living experience. A small terrace provides a charming outdoor space in the city center, and the property includes a cellar.

The building is conveniently located near shops, public transport, beaches, and some of the best schools in Nice, making it ideal for those who wish to enjoy the vibrant city life. Parking rental options are available nearby, adding to the convenience of this premium location.

This property is part of a co-ownership comprising 30 lots, with no ongoing legal proceedings. The annual charges are €3,624, which cover cold and hot water, heating, and common areas, averaging a monthly cost of €302.33. The energy efficiency rating is classified as C, with an energy index of 162 and a climate index of 28. Agency fees are the responsibility of the seller.

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