4 rooms in Carre d'Or

€930,000

Carre d'Or · 4 rooms · 102 m² in size



Description

Discover a magnificent apartment full of character in one of Nice's most sought-after neighborhoods. Just steps away from the Promenade des Anglais, the tramway, and a variety of shops, this exceptional property is situated on the top floor of a well-maintained 1930s bourgeois building with an elevator. The apartment features a spacious entryway, a double living room facing southwest that opens onto a pleasant balcony with a clear view, an independent kitchen that is fully equipped, and two large bedrooms. Ample storage solutions, a bathroom with a toilet, and an additional separate toilet add to the functionality of this space. A cellar is included, and there is an option to purchase a closed garage for an additional cost.

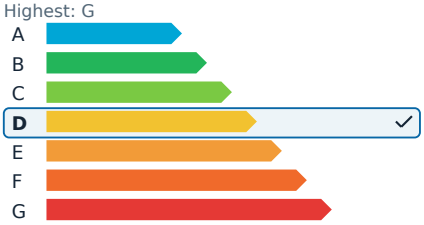
This apartment beautifully combines the charm of the past with high ceilings, original parquet floors, and generous spaces, making it an ideal choice for a primary residence, a stylish pied-à-terre, or a high-quality investment. It represents a rare opportunity in the area, not to be missed.

Key details

Surface area	**102 m²**
Rooms	**4**
Floor	**6th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€2,695 /yr**

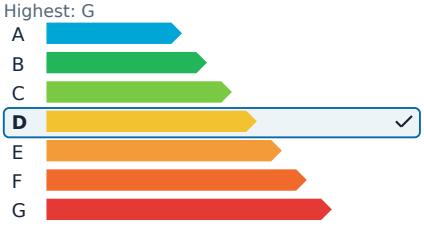
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



The property is part of a co-ownership with 141 lots, including 59 residential units. There are no ongoing legal proceedings. The annual charges amount to 2,695 euros.

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