4 rooms in Carre d'Or

€449,000

Carre d'Or · 4 rooms · 88 m² in size



Key details

Surface area	**88 m²**
Rooms	**4**
Floor	**1st**
Lift	**Yes**
Annual charges	**€4,400 /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

In the heart of the sought-after Carré d'Or, just steps away from the sea, this exceptional apartment on rue de la Buffa offers a prime location. It is only a few meters from the renowned Promenade des Anglais and conveniently close to public transport, with a tram stop just two minutes away providing quick access to the airport and city center. The area is bustling with amenities including pharmacies, late-night shops, a cinema, and numerous restaurants.

The apartment, situated on the first floor of a well-maintained and secure building with an elevator, is versatile enough to serve as a primary residence, rental investment, or space for a professional practice, as permitted within the co-ownership. Inside, the property boasts generous spaces and includes a welcoming living area with an open, fully equipped kitchen, three bedrooms with storage—one featuring an en-suite shower room—a second shower room with a toilet, and hallways that enhance movement and space efficiency. The apartment is in good general condition and can be sold furnished at a low cost, depending on the buyer's project. Additionally, it can be easily reconfigured into a three-room layout.

Located near the historic Negresco Hotel, this apartment enjoys a calm environment and excellent natural light, a rare advantage in this highly desirable district.

Monthly management cost: €350, covering cold water, hot water, heating, and co-ownership charges. The agency fees are paid by the seller.

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