4 rooms in Carre d'Or

€450,000

Carre d'Or · 4 rooms · 93 m² in size

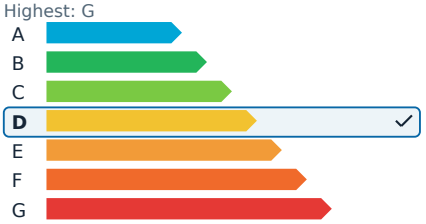


Key details

Surface area	**93 m²**
Rooms	**4**

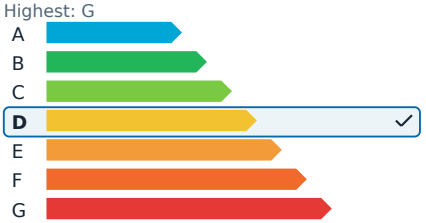
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the highly sought-after Libération area, just a few minutes' walk from the tram, market, and Gare du Sud, lies a vibrant neighborhood with shops, cafes, and schools. Tucked away on a quieter street near Boulevard Joseph Garnier, this charming apartment awaits.

The building is a well-maintained co-ownership with a distinct Niçois charm. On the second floor, you'll find a fully renovated apartment of approximately 95 square meters, bathed in natural light thanks to its south and west-facing exposure. Upon entering, a welcoming hallway elegantly distributes the rooms. The space is immediately impressive with its generous volumes and a ceiling height of 3.20 meters, offering a true sense of openness. The double living room, over 30 square meters, serves as the heart of the home, providing a bright and pleasant living space that opens onto a balcony. Adjacent is the dining area, perfect for entertaining.

The apartment includes two comfortable bedrooms and an independent, fully equipped kitchen, also with access to a balcony. The bathroom is fitted with both a bathtub and a shower, and the toilet is separate. Ample storage and double glazing enhance everyday comfort. Additionally, a cellar complements the property.

This residence offers not only a luminous, renovated, and elegant living space but also a prime location where everything is within walking distance, in one of Nice's most lively and appreciated districts.

Monthly charges are €260, covering cold water and common area maintenance. The property features individual gas heating, and the property tax is €1,200. Agency fees are the responsibility of the seller.

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