4 rooms in Carre d'Or

€450,000

Carre d'Or · 4 rooms · 93 m² in size

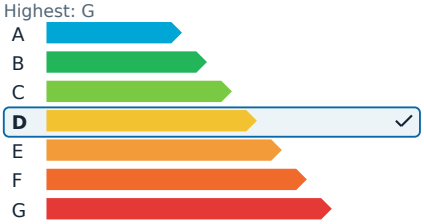


Key details

Surface area	**93 m²**
Rooms	**4**

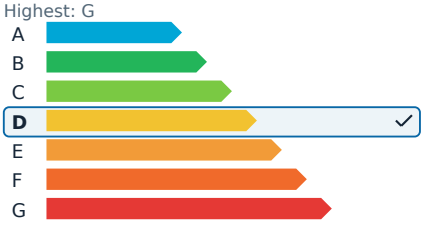
DPE (Energy) **D**

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 tramway, the market, and the Gare du Sud, you'll find a vibrant neighborhood filled with shops, cafes, and schools. Tucked away on a quieter street near Boulevard Joseph Garnier is this charming apartment.

The building, a well-maintained co-ownership, exudes the classic charm of Nice. Situated on the second floor, the apartment has been completely renovated and spans approximately 95 square meters (93 m² Carrez, 97 m² in total). Its southern and western exposure ensures an abundance of natural light throughout.

Upon entering, a beautiful foyer elegantly distributes the rooms. The eye is immediately drawn to the spaciousness and the impressive ceiling height of 3.20 meters, creating a true sense of openness. The double living room, over 30 square meters, naturally becomes the heart of the apartment, offering a bright and pleasant space that opens onto a balcony. Adjoining the living room, the dining area provides a welcoming space, ideal for entertaining.

The tour continues with two comfortable bedrooms, while the independent, fully equipped kitchen also has access to a balcony. The bathroom is equipped with both a bathtub and a shower, and the WC is separate. Ample storage and double glazing enhance daily living comfort. Additionally, a cellar complements this property.

Residents enjoy a bright, renovated, and elegant apartment in a location where everything is within walking distance in one of Nice's most lively and beloved neighborhoods.

Monthly management costs are €260, which include cold water and maintenance of common areas. The apartment features individual gas heating, and the property tax is €1,200. Agency fees are the responsibility of the seller.

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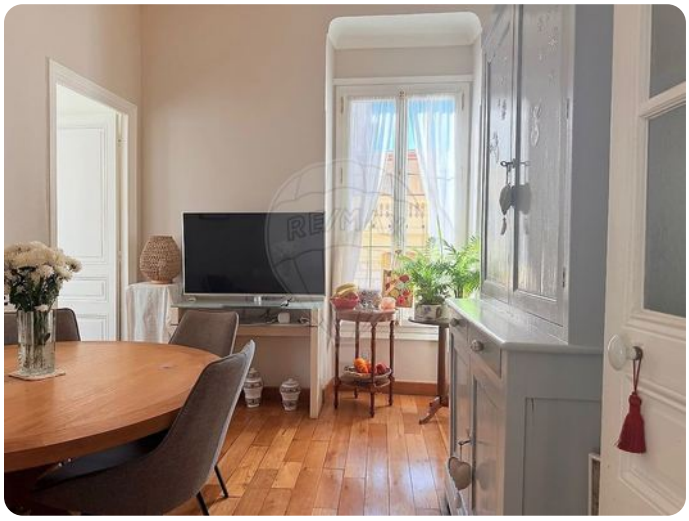

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