4 rooms in Carre d'Or

€735,000

Carre d'Or · 4 rooms · 64 m² in size



Key details

Surface area	**64 m²**
Rooms	**4**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,276 /yr**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

In the vibrant Carré d'Or area of Nice, this charming 64.66 m² apartment offers a prime location close to the sea and all essential amenities. Positioned on the fourth floor with elevator access, the property has been fully renovated with high-end features. The slightly mansard-roofed apartment includes an entrance hall, a spacious 26 m² living room with an open kitchen, and a balcony. Three bedrooms provide ample space, with one offering a balcony featuring a lateral sea view. A modern shower room and a separate WC complete the layout. The entire apartment is equipped with double glazing, ensuring optimal comfort. This property is a perfect choice for a primary residence, a vacation home, or a rental investment, with seasonal rentals permitted.

The estimated annual energy expenses for standard use range between 1,740 € and 2,410 €, based on the years 2021 to 2023, including subscriptions.

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