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

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

In the vibrant Libération district, just a short walk from the tramway, market, and Gare du Sud, you'll find a lively neighborhood filled with shops, cafes, and schools. Tucked away on a quieter street near boulevard Joseph Garnier lies this charming apartment.

The property is part of a well-maintained building that exudes the classic charm of Nice. Located on the second floor, the apartment has been fully renovated and offers approximately 95 square meters of space (93 m² Carrez, 97 m² total). Thanks to its south and west-facing orientation, the space is flooded with natural light.

Upon entering, you're greeted by an elegant entryway that gracefully leads into the various rooms. The spaciousness of the apartment is immediately apparent, with a ceiling height of 3.20 meters enhancing the sense of openness. The double living room, over 30 square meters, serves as the heart of the home, offering a bright and inviting area that opens onto a balcony. Adjacent to this is a dining area, perfect for entertaining guests.

The apartment includes two comfortable bedrooms and a fully equipped independent kitchen, which also has access to a balcony. The bathroom is modern and well-appointed, featuring both a bathtub and a shower, with a separate WC for convenience. Ample storage and double glazing contribute to a high quality of daily living.

Additionally, a cellar provides extra storage space. Residents enjoy the benefits of a luminous, renovated, and elegant apartment, in a location where everything is within walking distance, in one of Nice's most lively and desirable neighborhoods.

Monthly management costs are €260, which include cold water and maintenance of common areas. 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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