5 rooms in Carre d'Or

€260,000

Carre d'Or · 5 rooms · 58 m² in size



Key details

Surface area	**58 m²**
Rooms	**5**
Floor	**4th**
Annual charges	**€1,391 /yr**

DPE (Energy) **F**

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 heart of Nice, just steps from the Promenade des Anglais and the sea, this charming four-room duplex offers a prime opportunity for those seeking a primary residence, a vacation home, or a rental investment. This property is designed for residential use only, providing a peaceful retreat in a vibrant area.

The apartment features a total area of 58.19 square meters under the Carrez Law and 72.77 square meters of floor space. It is located on the top floor, offering a bright and airy living environment. The main floor includes a spacious living room with an open, fully-equipped kitchen, two individual bedrooms, and a bathroom with a shower and WC. Upstairs, two mezzanine bedrooms provide additional space, with one featuring an en-suite shower room.

Residents will enjoy modern comforts such as a washing machine and television, as well as an abundance of natural light throughout the apartment. The property is conveniently close to shops, public transport, and the beautiful beaches of Nice, making it an ideal choice for those who value both convenience and leisure.

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