5 rooms in Carre d'Or

€845,000

Carre d'Or · 5 rooms · 117 m² in size



Key details

Surface area	**117 m²**
Rooms	**5**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€2,100 /yr**

DPE (Energy) **C**

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

Just 100 meters from the sea, this exquisite apartment is housed in the charming Belle Époque building known as "Palais Arnulf" on Rue de France. The apartment features four to five rooms and a balcony, offering a perfect blend of elegance and comfort. Upon entering, you are greeted by a spacious hallway with a built-in cupboard, leading to a bright living room that seamlessly connects to a dining area. The independent kitchen is beautifully fitted and fully equipped, catering to all culinary needs. There are three generously sized bedrooms, including a master suite complete with an en-suite shower room and WC. Additional amenities include a separate shower room, a bathroom, and an extra WC.

The apartment is in pristine condition, boasting high ceilings, intricate moldings, and an abundance of character. It is both bright and peaceful, enhanced by modern conveniences such as air conditioning and double glazing. A large cellar provides additional storage space. The location is highly convenient, with all essential shops and amenities nearby. The tram station is just a short walk away, and the famous Promenade des Anglais and beautiful beaches are only a few minutes from the property.

This co-ownership consists of 67 lots, including 26 residential lots. There are no ongoing legal proceedings. The annual charges amount to 2,100 euros.

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