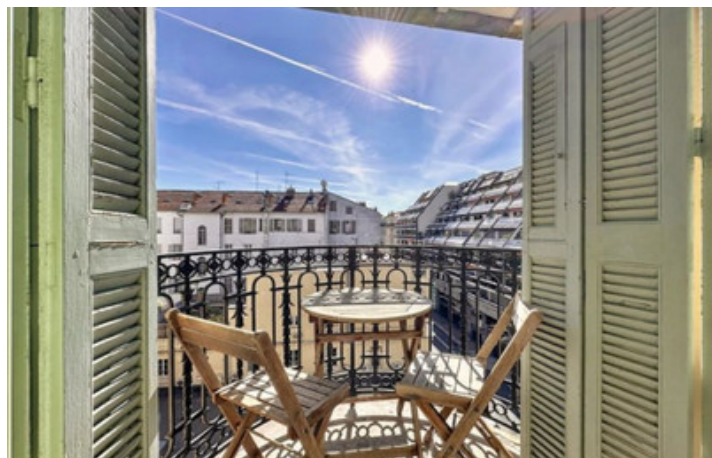
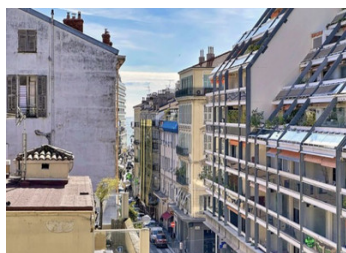
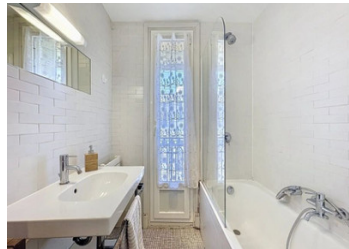


Carré d'Or, Nice Centre. top floor 3 rooms apartment 82m , m balcony, beds, 1 baths, 1 shower, 1 wc.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	82 m2
Outside Space:	2 m2

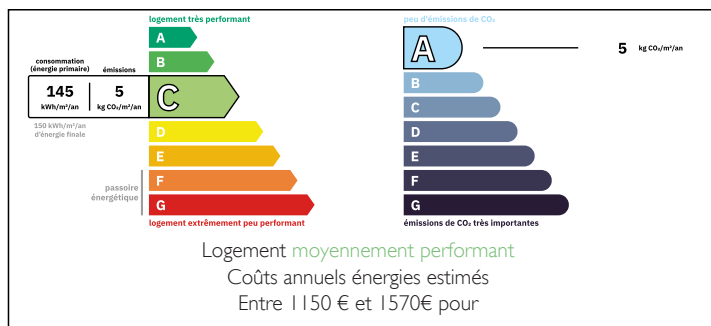


IN BRIEF

Ideally located in the heart of Nice's highly sought-after Carré d'Or, this 82 sq m (883 sq ft) 2-bedroom apartment is situated on the top floor of a beautiful building.

Positioned on a corner lot with a south and west exposure, it benefits from exceptional natural light, unobstructed views, and a pleasant glimpse of the sea.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The apartment impresses with its spaciousness and character: a welcoming entrance, an elegant living room opening onto a balcony, high ceilings, columns, and distinctive architectural details. The fully equipped, semi-open kitchen blends seamlessly into the living area.

The sleeping area comprises two bedrooms, including a suite with an en-suite bathroom, and a second shower room with WC.

Air conditioning, good overall condition, sought-after location: a rare property combining charm, light, and quality of life in the heart of Nice.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1320 EUR

Taxe habitation: EUR

NOTES