

APARTMENT - 2 PIÈCE(S) - 51.16 M<sup>2</sup>

495 000 €

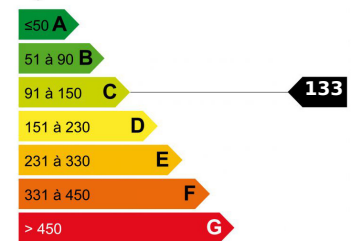


DESCRIPTIF DETAILLE

Ref : 11457

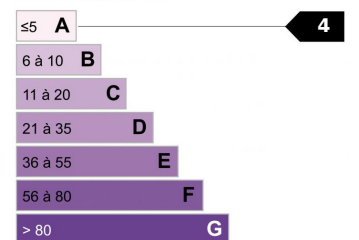
<b>Surface :</b>	51.16 M <sup>2</sup>	<b>Etage :</b>	3rd
<b>Style immeuble :</b>	Bourgeois	<b>Exposition :</b>	South
<b>Etat :</b>	Good condition	<b>Vue :</b>	City
<b>Pièces(s) :</b>	2	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	1	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	16.87 M <sup>2</sup>	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	1 200,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE / CARRÉ D'OR : Located just a few steps from the Promenade des Anglais and the iconic Negresco Hotel, in a beautiful Belle Époque building with elevator, this charming 51 sqm one-bedroom apartment is situated on the third floor and benefits from a sought-after south-facing exposure.

The entrance leads to a bright and inviting living room featuring original parquet flooring, period moldings, and impressive ceiling heights exceeding 3 meters. Two large French windows add exceptional character to the property: one opens onto the living room and the other onto the bedroom.

Dual-aspect and fully air-conditioned, the apartment offers comfortable living throughout the year. It also comprises a fully equipped independent kitchen, a spacious bedroom, a bathroom, and a separate toilet.

The authenticity of its Belle Époque features, combined with its prestigious location in the heart of

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

the Carré d'Or, make this a rare opportunity on the market.

A cellar completes this property.

Ideal as a second home, a charming pied-à-terre, or a quality rental investment.

Agency fees included and payable by the seller.

Information regarding potential risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

**PRESTATIONS :** Air-conditioning, Sliding windows, Lift, Intercom