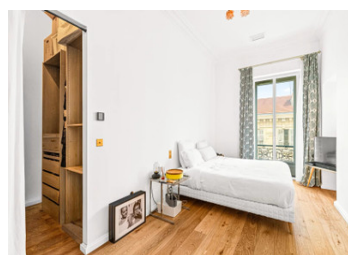
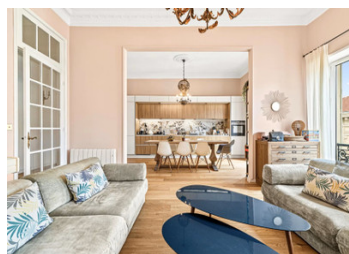


CARRE D'OR. 5-room apartment, 152m , top floor (4/4). 4 beds, 1 bathroom, 2 shower rooms, 3 toilets. Lift.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	152 m2
Plot Size:	0 m2

IN BRIEF

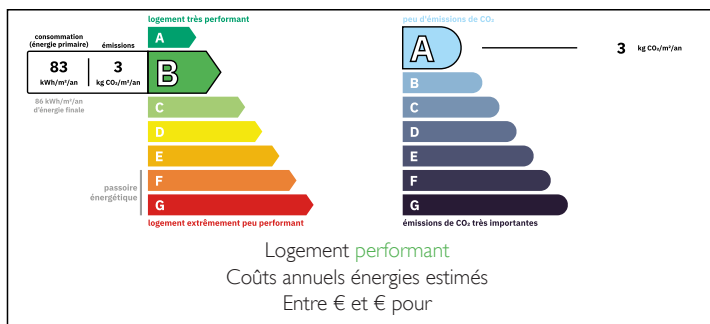
In one of Nice's most sought-after neighborhoods, in the heart of the Carré d'Or, discover this magnificent 152 sq m (1,648 sq ft) apartment located on the top floor of a beautiful, prestigious building with a concierge. An exceptional location, just steps from the sea, luxury shops, and renowned restaurants, in a central yet peaceful setting.

Accessible by elevator, this rare property boasts spacious rooms and high ceilings. The apartment benefits from a south-facing aspect, ensuring ideal natural light throughout the day.

The entire apartment is in good general condition, air-conditioned, and offers all modern comforts while retaining its period charm. A cellar completes this property.

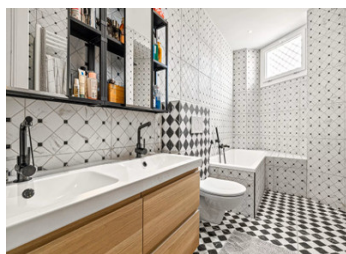
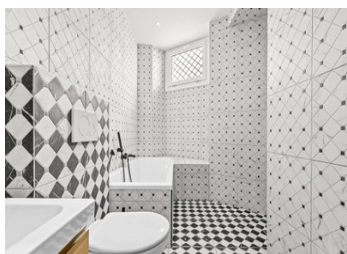
This rare property combines prestige, comfort, and an exceptional location within a secure and

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 living area comprises a spacious and elegant double living room, perfect for entertaining or enjoying time with family, with an open-plan kitchen and a functional laundry room. The sleeping area includes three large bedrooms, one of which is a master suite, as well as an office space or a fourth room, depending on your needs.

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

LOCAL TAXES

Taxe foncière: 2320 EUR

NOTES