



## Carre d'Or Sector Apartment close to Negresco Hotel



### Ügynök információ

|                      |                                                               |
|----------------------|---------------------------------------------------------------|
| Név:                 | David Evans                                                   |
| Cégnév:              | Cle France Ltd                                                |
| Ország:              | United Kingdom                                                |
| Experience since:    |                                                               |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                          |
| Specialties:         |                                                               |
| Property Type:       | Apartments, Houses                                            |
| Telefon:             | +44 (1440) 820-358                                            |
| Languages:           | English, French                                               |
| Weboldal:            | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 519,962.95 |

### Elhelyezkedés

|                        |                            |
|------------------------|----------------------------|
| Ország:                | France                     |
| Állam/Régió/Tartomány: | Provence-Alpes-Côte d'Azur |
| Város:                 | Nice                       |
| Irányítószám:          | 06000                      |
| Feladta:               | 2026. 03. 11.              |
| Leírás:                |                            |

In the heart of the Carre d'Or and just a two-minute walk from the Negresco Hotel, in a beautiful, well-maintained stone building with a recently renovated facade, discover this exclusive opportunity!

A 78 sq m (840 sq ft) four-room apartment with a dual aspect, offering spacious rooms with 3.50 m (10.5 ft) high ceilings, attractive terracotta floor tiles, and excellent overall condition.

Adjoining the apartment is a large cellar with a window and lighting, also in very good condition.

An ideal apartment for a family, or an investment on the French Riviera in the most sought-after area of central Nice.

Don't miss out.

Agency Fees payable by the seller.

- Condominium:

Property in co-ownership: Yes



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Number of units in the condominium: 28

Of which residential units: 18

Annual charges (ALUR): €2,803

Legal proceedings initiated against the condominium association: No ongoing proceedings

Share of charges: €233

- Interior:

Number of rooms: 4

Bedrooms: 3

- Location:

Area: Carre d'Or

View: Street and courtyard

Number of floors: 4

Ground floor: Yes

Top floor: No

Distance to shops: 0.2 km

Bus access: 5 min

School access: 10 min

Areas: 78 m<sup>2</sup>

- Exterior:

Garden: No

Year of construction: 1920

Standard: Good

Overall condition: Good

Exterior condition: Excellent

Construction: Cut stone

Windows: Plain wood Glazing

Folding Shutters

Estimated minimum annual energy cost for standard use: 1,310 Euro.

Estimated maximum annual energy cost for standard use: 1,810 Euro

The department of Alpes-Maritimes is the south-eastern most department of the Provence-Alpes / Cote-d'Azur region, in France.

There are approx. 163 towns and villages in the Alpes-Maritimes department with a few very famous ones of course, the capital is the renowned town of Nice. Situated along the Mediterranean Sea, next to the Italian border, surrounded with the Var and Alpes-de-Haute-Provence departments to the west, the department has many assets.

This part of France is famous all over the world for having amazing touristy treasures: a good climate, great coastline, the French Riviera or Cote d'Azur, a wonderful inland landscapes and beautiful people!



Alpes Maritimes is one of the most renowned departments of France, amidst both French and foreign holidaymakers. The department benefits from 320 sunny days per year. It boasts a prestigious coast line as well as rugged landscapes.

The Alps and the Mediterranean Sea are less than one hour away by car. The area has everything you need on offer, tourism being essential to the area's income. The French Riviera is definitely the part of the department which attracts the most tourists. Towns such as Cannes, Antibes, Juan-les-Pins or Saint-Jean-Cap-Ferrat are highly visited by both holidaymakers and showbiz celebrities.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Gyakori

|              |   |
|--------------|---|
| Hálósobák:   | 3 |
| Fürdőszobák: | 1 |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.259.094



# IMLIX

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