



Lovely Apartment in Delightful Building



Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sito web:	https://clefrance.co.uk

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 424,006.17

Posizione

Nazione:	France
Stato / Regione / Provincia:	Provence-Alpes-Côte d'Azur
Città:	Nice
Cap:	06000
Pubblicato:	11/03/2026

Descrizione:

Treat yourself to the luxury of a magnificent, fully renovated one-bedroom apartment in the heart of the Carre d'Or, just 5 minutes from the sea. Located in a renowned Art Deco building, this apartment combines modern comfort and unique charm with a fully equipped open-plan kitchen. Quiet and central location. Close to shops and beaches.

Ideal for a second home or investment.

Contact us to discover this exceptional property!

Agency Fees payable by the seller

- Financial aspects:

Property subject to rent control: No

Monthly rent excluding charges: 1,200 Euro

Flat-rate charges: 90 Euro

Rent including charges: €1,290 Euro



- Areas:

Area: 36.7 m²

Living area: Approximately 38 m²

- Other features:

Elevator: Yes

Intercom: Yes

Digital entry code: Yes

Air conditioning: Yes

- Location:

District: Carre d'Or

Floor: 2

Number of floors: 7

Ground floor: No

Top floor: No

Distance to shops: 0.1 km

Access to schools: 5 min

- Condominium status:

Property in co-ownership: Yes

Number of units in the condominium: 38

Annual charges (ALUR): 1,261 Euro

Legal proceedings initiated against the condominium association: Proceedings underway Courtyard

- Interior:

Number of rooms: 2

Bedrooms: 1

Bathroom(s): 1

WC: 1

Kitchen: Fitted/Equipped

Living room orientation: North West

Heating type: Central

Mechanical Heating/Radiator

Interior Condition: Excellent

Estimated minimum annual energy expenditure for standard use: 700 Euro.

Estimated maximum amount of Annual energy costs for standard use: 700 Euro.

Reference year for energy prices (EPCs carried out up to 06/30/2024): 11/01/2025

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

Comune

Camere da letto:	1
Bagni:	1

Utility details

Heating:	Si
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Building details



IMLIX

Mercato Immobiliare IMLIX

<https://www.imlix.com/it/>

Building Amenities:

Elevator

Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.259.092

