

# French Properties

ONLINE

## Price on application

**2 bedroom apartment**  
**Surface : 101 m²**  
**Surface of the living room: 16 m²**  
**Terrace area: 4 m²**  
**Year of construction: 1959**  
**Exposition:** south-north  
**View :** panoramic  
**Kitchen:** : independent  
**Hot water:** Individual  
**Heating:** collective  
**Inner condition:** good

### Features:

sea view , beach w alk, Volets roulants,  
shops at walking distance, lift, Not  
overview ed, air conditioning

2 bedroom  
2 bathrooms  
2 WC  
1 cellar

**Energy class (dpe): D**

**Emission of greenhouse gases (ges): D**

Document non contractuel  
15/10/2025 - Prix T.T.C



## Apartment Nice

Superb 2-bedroom apartment with panoramic sea view – Carré d'Or, Nice Located in the heart of the prestigious Carré d'Or, in a luxury residence with concierge and elevator, this elegant 101 m² apartment on the 5th floor offers a unique living environment on the famous Promenade des Anglais. The spacious, light-filled living room opens onto a balcony with an exceptional panoramic sea view stretching from Saint-Jean-Cap-Ferrat to Cap d'Antibes, encompassing the entire Bay of Angels. The apartment also features a separate kitchen, a shower room, a bathroom with toilet, a separate WC, and plenty of built-in storage. The two bedrooms, measuring 16.90 m² and 14.55 m² respectively, are located on the quiet north side. A 4.10 m² cellar in the basement completes this exceptional property, a rare find on the Nice market.

Fees and charges :

Annual current expenses 2 191 €

Well condominium

79 lots in the condominium

