

One-bedroom apartment in Carre d'Or

€314,000

Carre d'Or · 1 bedroom · 32 m² in size



Description

This charming 32 m² apartment is a rare find in the heart of Nice's Carré d'Or district. Positioned on Rue de France, a bustling pedestrian street renowned for its vibrant atmosphere, the property offers a unique blend of excitement and tranquility. Situated on the fourth and top floor of a building without an elevator, the apartment enjoys an exceptional level of quiet, away from the city's hustle and bustle.

The apartment's East/West orientation is unusual for its size, ensuring it is bathed in natural light throughout the day and benefits from a pleasant cross-ventilation. The recent renovation by an interior architect has transformed the space into an elegant and welcoming home. Soft, natural tones create a warm atmosphere, with every detail carefully considered.

Inside, the apartment features a bright and inviting living area of approximately 20 m², complete with air conditioning and a fully equipped open kitchen, designed as a true living space. The air-conditioned bedroom, over 9 m², offers comfort and tranquility, with a customizable closet space. A contemporary shower room, enhanced by natural light, includes a ventilation system and a heated wall for added comfort.

Notably, the apartment has an energy efficiency rating of C, an impressive achievement for a top-floor property. The co-ownership regulations permit short-term rentals like Airbnb, presenting a significant opportunity for rental income. Furthermore, the anticipated redevelopment of the pedestrian zone may enhance the area's value even further.

This property presents a rare opportunity, whether you are looking for a high-performing rental investment on the Côte d'Azur or a stylish pied-à-terre in Nice. Its premium location, turnkey renovation, unexpected tranquility, and potential for appreciation make it an exceptional choice.

The apartment boasts an energy efficiency rating of C.

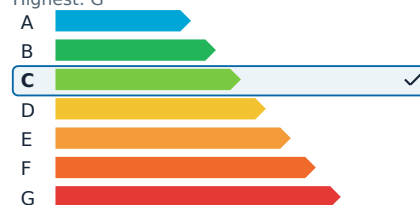
Key details

Surface area	32 m²
Bedrooms	1
Floor	4th
Lift	No
Outside space	No

DPE (Energy)

C

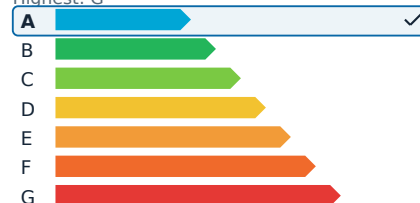
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



One-bedroom apartment in Carre d'Or

€314,000

Carre d'Or · 1 bedroom · 32 m² in size



One-bedroom apartment in Carre d'Or

€314,000

Carre d'Or · 1 bedroom · 32 m² in size

