1 room in Carre d'Or

€309,000

Carre d'Or · 1 room · 41 m² in size

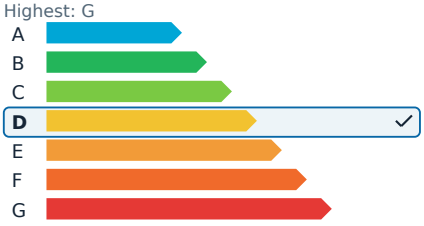


Key details

Surface area	**41 m²**
Rooms	**1**
Floor	**4th**
Lift	**Yes**
Annual charges	**€1,246 /yr**

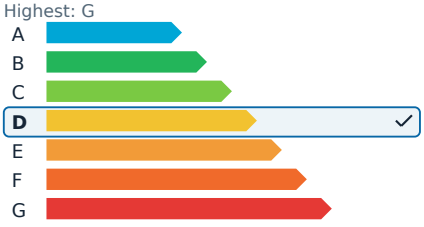
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

Discover this 41.61 m² apartment on the fourth floor of a beautifully maintained, typical Niçois building in the heart of Nice's most sought-after neighborhood. This property perfectly balances the charm of the old with modern comforts.

The location is unparalleled, with the Carré d'Or at your doorstep. Enjoy the convenience of having beaches, luxury boutiques, cafes, and the tramway all within walking distance, making the "all on foot" lifestyle truly meaningful.

The apartment's position on a higher floor with elevator access is a rare luxury in this area. Upon entering, you'll be captivated by its optimal layout. Currently spaciously arranged, the property offers great potential for enhancement. You can easily create a distinct sleeping area or convert it into a true two-room apartment, depending on your desires and plans.

Whether you're seeking an exceptional pied-à-terre, a charming first purchase, or a highly strategic rental investment, this apartment not only meets all the criteria but also offers a secure location, lifestyle, and heritage value. This is a rare opportunity in today's market.

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