1 room in Carre d'Or

€295,400

Carre d'Or · 1 room · 29 m² in size

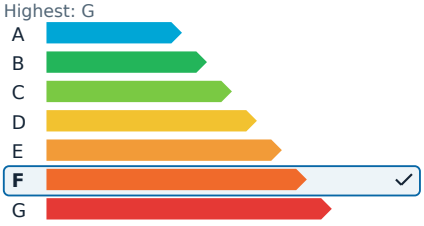


Key details

Surface area	**29 m²**
Rooms	**1**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,320 /yr**

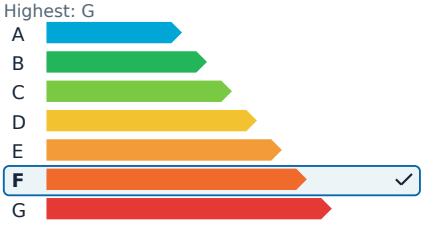
DPE (Energy) **F**

Lowest: A
Highest: G



GES (Emissions) **F**

Lowest: A
Highest: G



Description

The Negresco, an iconic symbol of Nice and the Belle Époque, offers a unique real estate investment opportunity. This studio apartment, situated on the top floor with a lateral sea view, is bathed in light due to its western exposure. Located just steps away from the beaches, shops, restaurants, and the city center, it provides an enviable lifestyle in a highly sought-after area. The apartment covers a living area of 29.52 square meters, featuring an entryway with a closet, an independent kitchen, a bathroom with a WC and window, and a living room of 19.27 square meters with integrated storage, original tiles, and a high ceiling. A small balcony adds to its charm. While it requires complete renovation, this property presents a blank canvas to create an elegant pied-à-terre or a symbolic heritage investment in Nice.

The Negresco residence, designed by architect Édouard-Jean Niermans and inaugurated in 1913, has a rich history as a palace for international aristocracy. Although the first World War altered its destiny, part of the Negresco was later transformed into a residence. It is important to note that Airbnb-type rentals are prohibited within this co-ownership.

This property will appeal to those who appreciate prestigious addresses with historical significance, buyers seeking a unique pied-à-terre, and investors favoring rare heritage properties over standardized opportunities.

The property is part of a co-ownership consisting of 160 lots, of which 111 are main units. Monthly management costs are 110 euros. The energy efficiency rating is classified as F, indicating excessive energy consumption. Agency fees amount to 15,400 euros, payable by the buyer.

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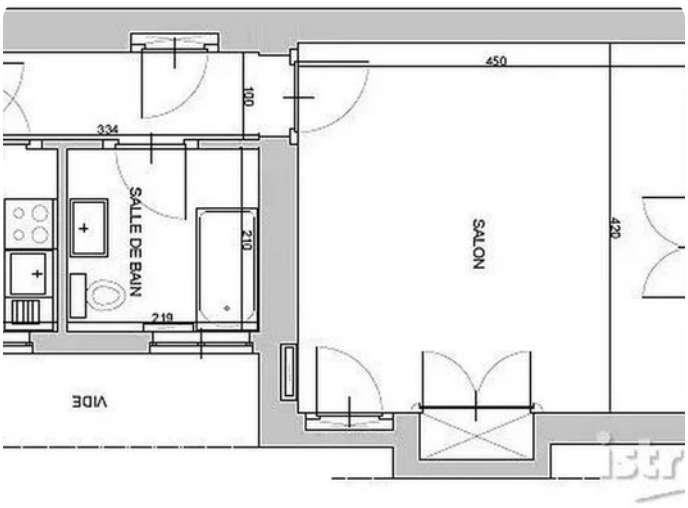




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