2 rooms in Carre d'Or

€325,000

Carre d'Or · 2 rooms · 37 m² in size



Key details

Surface area	**37 m²**
Rooms	**2**
Floor	**3rd**

DPE (Energy) **C**

Lowest: A
Highest: G

- A
- B
- **C** ✓
- D
- E
- F
- G

GES (Emissions) **A**

Lowest: A
Highest: G

- **A** ✓
- B
- C
- D
- E
- F
- G

Description

In the heart of the highly sought-after Rue de France, just a short stroll from the iconic Promenade des Anglais, lies a charming 2/3 room apartment, spanning 37.11 m². This property, in excellent overall condition, is located on the third floor of a well-maintained building with an elevator. The apartment features a bright living room with a dining area, a fully equipped kitchen, a comfortable bedroom measuring 7.5 m², and a bathroom with a toilet.

A standout feature of this apartment is the spacious mezzanine of over 9 m², perfect for an additional sleeping area, office, or relaxation corner, effectively optimizing the available space. The apartment has been freshly repainted and is ready for immediate occupancy or rental. The building permits seasonal rentals, presenting an attractive opportunity for both traditional and tourist rental investments.

The apartment overlooks the street, and the monthly charges are well-managed at 80 €. Individual heating and hot water systems allow for autonomous consumption management. The location offers easy access to restaurants, shops, and bus services right at the doorstep, with the tramway just a few minutes away on foot.

This property is ideal as a primary residence, a pied-à-terre, or a rental investment in the heart of Nice.

Monthly management cost: 80 € per month.

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