2 rooms in Carre d'Or

€287,000

Carre d'Or · 2 rooms · 38 m² in size

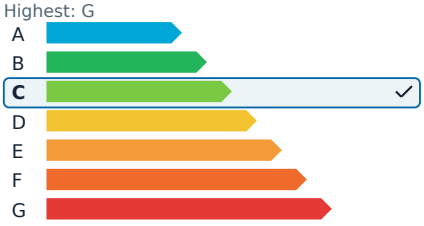


Key details

Surface area	**38 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**

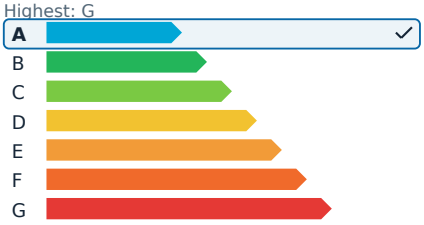
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of the iconic Art Deco building known as the Impérator on Boulevard Gambetta, this charming two-room apartment offers a prime location just steps from the Promenade des Anglais, public transport, and local amenities. Positioned on a high floor with elevator access, it provides a serene and bright living environment, a rarity for such a central area.

The apartment welcomes you with a pleasant atmosphere, featuring a living room that opens directly onto a spacious terrace. This outdoor space is accessible from both the living room and the bedroom, boasting a desirable south-facing orientation with a lovely sea view. The terrace offers a peaceful setting ideal for enjoying the Nice climate, whether for a sunny breakfast, a relaxing afternoon, or an evening meal outdoors.

Inside, you'll find a small independent kitchen, a bedroom with terrace access, and a shower room with a toilet. The apartment is equipped with air conditioning, a valuable feature in Nice, especially during the summer months. It is in good general condition, ready to be occupied or rented out, with potential for customization according to the new owner's preferences.

The location is a significant advantage, with Boulevard Gambetta providing quick access to the Promenade des Anglais, beaches, tramway, local shops, and main city center routes. This sought-after area appeals to both year-round residents and those seeking a pied-à-terre or a quality rental investment.

With its prime location, high floor, south-facing terrace, tranquility, and sea view, this two-room apartment meets highly desirable criteria in the Nice real estate market. It is a rare find, suitable for a primary residence, a secondary home, or a rental project.

This functional, bright, and well-situated apartment in a character building is a must-see.

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