2 rooms in Carre d'Or

€379,900

Carre d'Or · 2 rooms · 50 m² in size



Key details

Surface area	**50 m²**
Rooms	**2**
Floor	**4th**

DPE (Energy) **B**

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 prestigious Carré d'Or, this charming duplex apartment is situated on the fourth and top floor of a well-maintained 1920s building in Nice. Offering over 50 square meters of living space (42 square meters under the Carrez law), the property combines the charm of historical architecture with modern amenities, creating a warm and inviting atmosphere.

Upon entering, you are welcomed into a bright and friendly living area, featuring parquet flooring, air conditioning, and a fully equipped open-plan kitchen centered around an island. The upper level, accessed via a charming staircase, hosts a cozy 11-square-meter bedroom under the eaves, an elegant bathroom, and ample custom storage solutions.

Facing west, the duplex enjoys soft, pleasant light in the late afternoon, enhancing its cozy and refined ambiance. The human-sized co-ownership consists of 17 residential lots, with general charges of approximately €66 per month. The building's facade was renovated in 2025.

This property is sure to appeal with its prime location and meticulous, modern style. It is ideal as a primary residence or a high-quality rental investment, with proven returns of approximately €25,000 per year.

The agency fees are covered by the seller.

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