2 rooms in Carre d'Or

€235,000

Carre d'Or · 2 rooms · 38 m² in size

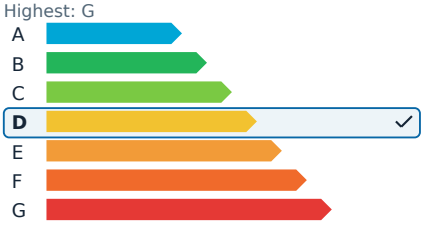


Key details

Surface area	**38 m²**
Rooms	**2**
Floor	**4th**
Annual charges	**€720 /yr**

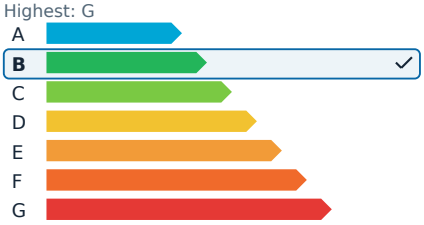
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

Positioned on the prestigious Boulevard Victor Hugo, in the heart of Nice's highly sought-after Carré d'Or, this unique two-room apartment is nestled under the eaves of an elegant bourgeois building. The architecture reflects the early 20th-century heritage of Nice, offering a serene and peaceful atmosphere amidst the vibrant city life. Located on the top floor, the apartment provides a quiet retreat away from the urban hustle.

The interior space is cleverly optimized to make the most of its under-roof configuration. The warm and bright living area features a fully equipped open kitchen, creating a welcoming and pleasant living space. Natural light floods the apartment through roof windows, highlighting the charming sloped ceilings and the cozy ambiance typical of attic apartments. The windows offer a clear view of the surrounding gardens and the hills of Nice, a rare perspective in this central neighborhood.

The bedroom is comfortable and well-proportioned, extending the intimate and restful atmosphere. The bathroom with a toilet completes the functional layout. The apartment's unique character and authentic feel are immediately appealing, offering a cocoon-like experience that is highly sought after for its charm and distinctiveness.

Despite the absence of an elevator, the property offers absolute tranquility and the privilege of occupying the top floor, far from any direct disturbances. This elevated position also enhances the natural light throughout the day.

The location is one of the property's major strengths. Just 400 meters from the sea and the famous Promenade des Anglais, the apartment is surrounded by quality shops, restaurants, services, and public transport options, including a tramway that directly connects to Nice's international airport and various city districts. The Carré d'Or remains one of Nice's most desirable areas, perfect for a secondary residence or a heritage investment.

This apartment presents an ideal opportunity for an elegant pied-à-terre in the heart of the Riviera, as well as a real estate investment in an iconic Nice neighborhood with strong rental demand.

A rare find in this area.

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