2 rooms in Carre d'Or

€309,000

Carre d'Or · 2 rooms · 29 m² in size



Key details

Surface area	**29 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Terrace	**Yes**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

This apartment is a fantastic opportunity in the heart of Nice, located in the sought-after area of Rue de France / Meyerbeer. Just steps away from the Promenade des Anglais, it offers convenient access to shops, public transport, and all essential amenities. Whether you're looking for a pied-à-terre or a rental investment, this property is situated in one of the most desirable neighborhoods in central Nice.

Positioned on the first floor, the apartment features an entryway, a pleasant living room, a versatile office space, and a shower room. The layout allows for various configurations to optimize space, making it suitable for both daily living and occasional use. The office space is a notable advantage, perfect for remote work, an additional sleeping area, or optimized storage.

One of the standout features of this property is its 15 m² terrace, a rare find in this area. This outdoor space extends the living area and can be transformed into a dining spot, a relaxation zone, or an inviting outdoor entertaining area, highly sought after in the city center.

Its central location, close to the sea and all city center services, makes it particularly suitable for a second home, a first-time purchase, or a rental project. The immediate proximity to the seaside, restaurants, local shops, and public transport enhances daily convenience and increases the property's appeal, especially for those who wish to enjoy the vibrant life of Nice without relying on a car.

With a functional layout and generous outdoor space, the apartment offers great potential for customization. Some personalization work could bring out the full charm of this apartment, making it a pleasant, modern living space that meets current expectations.

A rare find in a prized neighborhood of Nice, ideal for fully enjoying city life and the immediate proximity to the seaside.

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