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**
Lift	**Yes**
Annual charges	**€1,020 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This apartment is located at 53 rue de France, in the heart of the Carré d’Or in Nice, just a five-minute walk from the Promenade des Anglais, the beaches, and the Massena Museum. Situated in a beautiful Niçois building, the property is a well-maintained one-bedroom apartment with an additional mezzanine that provides extra sleeping space, making it functionally similar to a two-bedroom unit.

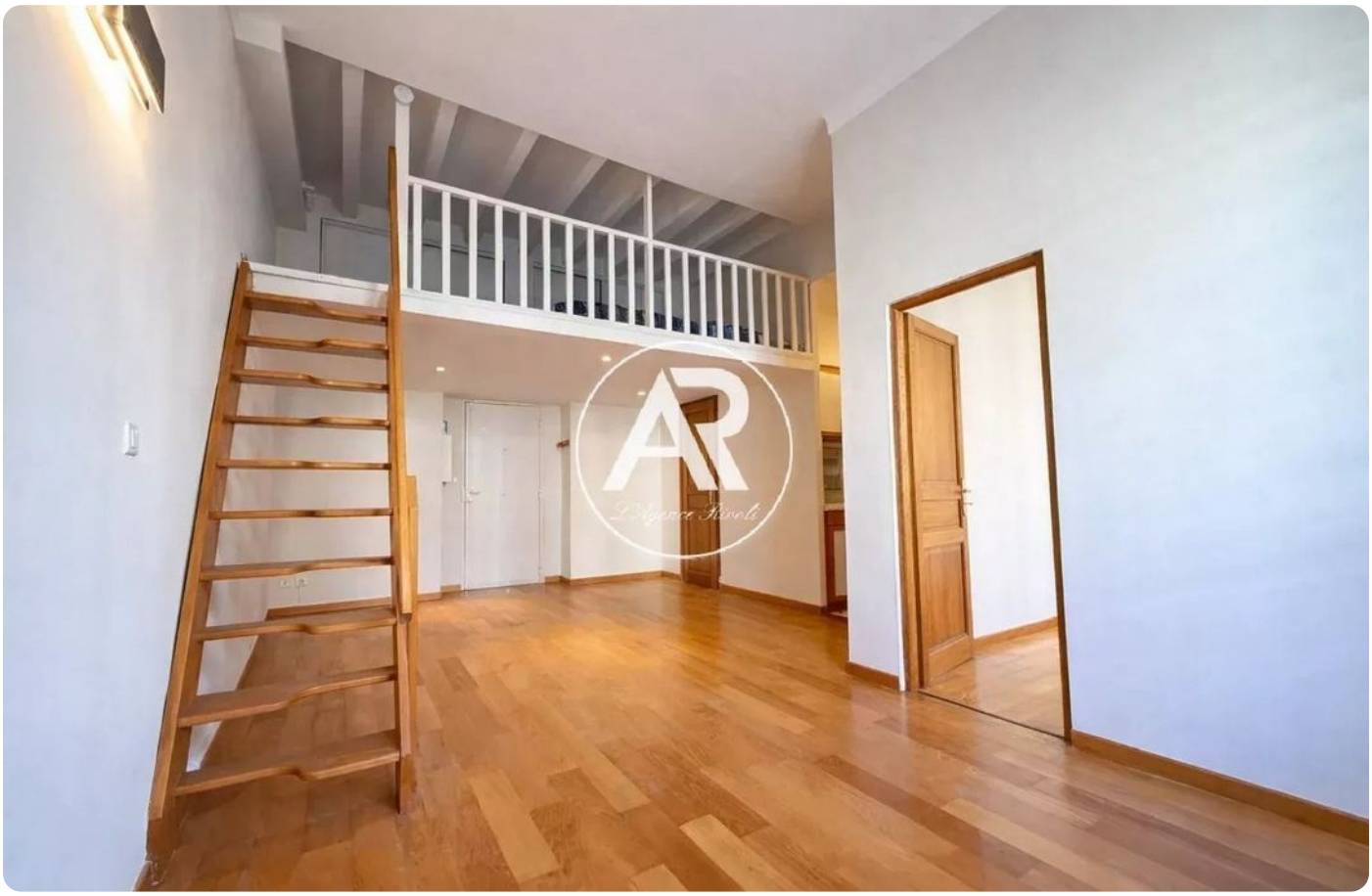
The layout is thoughtfully designed to maximize space: the living room features a high ceiling and consistent natural light, the kitchen is separate and practical, and the bedroom has its own window and wall lighting. The mezzanine offers a supplementary sleeping area. The parquet flooring and light-colored walls contribute to a clean, well-kept interior that is easy to personalize.

Positioned on a street parallel to the sea, the apartment offers immediate access to the beaches, shops, and amenities of the city center. This combination of a strategic location and efficient layout makes it an ideal pied-à-terre or a sound rental investment in an area with strong year-round demand.

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