2 rooms in Carre d'Or

€329,000

Carre d'Or · 2 rooms · 32 m² in size

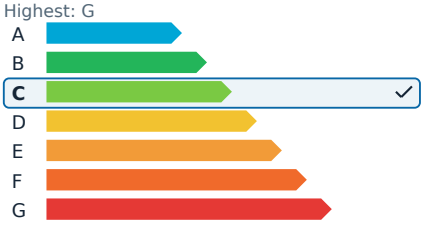


Key details

Surface area	**32 m²**
Rooms	**2**
Floor	**4th**

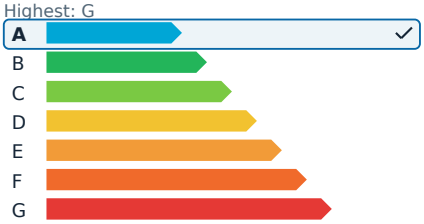
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This beautifully renovated one-bedroom apartment is a rare find in the sought-after Carré d'Or district of Nice. Situated on Rue de France, just a short walk from the famous Promenade des Anglais, this property offers a unique blend of tranquility and vibrant city life. Positioned on the fourth and top floor of a building without an elevator, the apartment provides a peaceful retreat away from the hustle and bustle, with the added benefit of being in a lively pedestrian area.

The apartment's east-west orientation allows for an abundance of natural light throughout the day, enhancing the sense of space in this 32 m² home. The clever design by an interior architect ensures that every corner of the apartment is both functional and aesthetically pleasing. Soft, natural tones create an inviting and warm atmosphere.

Inside, the apartment features a bright and airy living area of approximately 20 m², complete with air conditioning and an open-plan, fully equipped kitchen, making it an ideal space for both relaxation and entertaining. The air-conditioned bedroom, over 9 m² in size, includes a customizable closet space, offering both comfort and privacy. The contemporary bathroom is naturally lit and equipped with a ventilation system and a heated wall.

The apartment holds an energy efficiency rating of C, which is impressive for a top-floor property. Additionally, the building's regulations permit seasonal rentals such as Airbnb, providing a significant opportunity for rental income. The future pedestrian zone enhancement project is expected to further increase the area's appeal and property value.

Energy efficiency rating: C

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