2 rooms in Carre d'Or

€314,000

Carre d'Or · 2 rooms · 32 m² in size

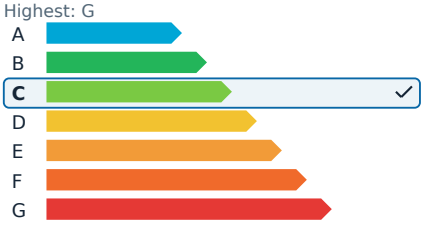


Key details

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

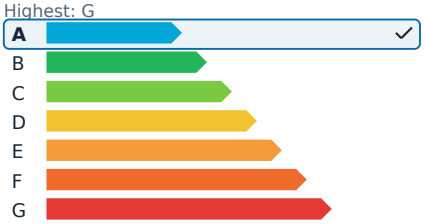
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming 32 m² apartment is a rare find in the heart of Nice's Carré d'Or district. Positioned on Rue de France, a bustling pedestrian street renowned for its vibrant atmosphere, the property offers a unique blend of excitement and tranquility. Situated on the fourth and top floor of a building without an elevator, the apartment enjoys an exceptional level of quiet, away from the city's hustle and bustle.

The apartment's East/West orientation is unusual for its size, ensuring it is bathed in natural light throughout the day and benefits from a pleasant cross-ventilation. The recent renovation by an interior architect has transformed the space into an elegant and welcoming home. Soft, natural tones create a warm atmosphere, with every detail carefully considered.

Inside, the apartment features a bright and inviting living area of approximately 20 m², complete with air conditioning and a fully equipped open kitchen, designed as a true living space. The air-conditioned bedroom, over 9 m², offers comfort and tranquility, with a customizable closet space. A contemporary shower room, enhanced by natural light, includes a ventilation system and a heated wall for added comfort.

Notably, the apartment has an energy efficiency rating of C, an impressive achievement for a top-floor property. The co-ownership regulations permit short-term rentals like Airbnb, presenting a significant opportunity for rental income. Furthermore, the anticipated redevelopment of the pedestrian zone may enhance the area's value even further.

This property presents a rare opportunity, whether you are looking for a high-performing rental investment on the Côte d'Azur or a stylish pied-à-terre in Nice. Its premium location, turnkey renovation, unexpected tranquility, and potential for appreciation make it an exceptional choice.

The apartment boasts an energy efficiency rating of C.

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