2 rooms in Carre d'Or

€350,000

Carre d'Or · 2 rooms · 50 m² in size



Key details

Surface area	**50 m²**
Rooms	**2**
Annual charges	**€792 /yr**

DPE (Energy) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

This charming duplex is perched on the fourth and top floor of a 1925 building, offering a sought-after address in the heart of Nice's Carré d'Or, just a short stroll from the famous Promenade des Anglais. Designed to capture natural light and maximize space, this home provides a peaceful retreat amidst the vibrant city center.

Upon entry, you'll find a meticulously optimized living area. The living room, seamlessly extending into a high-end open kitchen, features cathedral ceilings that enhance the sense of space and draw the eye upward. Warm parquet flooring complements the contemporary and refined feel, anchored by a genuine marble island. Integrated and centralized air conditioning ensures comfort throughout the year, while cleverly concealed storage maintains clean lines. Large windows overlook a quiet western courtyard, offering an unusual tranquility for such a central location.

A staircase ascends to the sleeping area nestled under the sloped ceilings. The bedroom, equipped with storage and its own air conditioning, is illuminated by a solar-shaded skylight for gentle morning light. A modern bathroom completes this level, combining charm and functionality. An original, non-functional fireplace adds a touch of authenticity.

The property boasts double glazing, an intercom system, a fully equipped kitchen, and carefully selected finishes, reflecting impeccable attention to detail. Partially furnished, this residence is suitable as a primary home or a pied-à-terre. Its prime location and layout also make it an excellent choice for seasonal rentals, with a notable rental yield.

Living here means embracing the vibrant outdoor life. The Promenade des Anglais is just two minutes away, while pedestrian streets and Place Masséna invite leisurely strolls. A Super U supermarket is conveniently located just thirty seconds away. The Carré d'Or is renowned for its boutiques, restaurants, and transport links, making it one of the most coveted addresses in the city.

The property is part of a condominium with 16 lots, and monthly charges are €66. There are no ongoing legal proceedings. The energy performance rating is B, and the greenhouse gas emissions rating is A. The agency fees are covered by the seller.

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