2 rooms in Carre d'Or

€300,000

Carre d'Or · 2 rooms · 39 m² in size



Key details

Surface area	**39 m²**
Rooms	**2**
Floor	**4th**
Balcony	**Yes**

DPE (Energy) **F**

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 charming two-room apartment awaits a complete renovation in one of Nice's most sought-after neighborhoods. Positioned on the fourth and top floor of a small, intimate co-ownership, this property on rue Meyerbeer is just steps away from the Promenade des Anglais and the beautiful beaches. Its top-floor location ensures abundant natural light and a pleasant atmosphere right in the heart of the city.

The current layout includes an entrance leading to a bright living room, a bedroom, a separate kitchen, and a bathroom with a toilet. A balcony adds an appreciated outdoor space, offering a lateral sea view that highlights the property's proximity to the coast. The apartment presents a unique opportunity for buyers to redesign the space to their liking, potentially transforming it into a small three-room apartment, subject to technical feasibility, to maximize space and functionality.

Post-renovation, this apartment could serve various purposes, such as a primary residence, a pied-à-terre in Nice, a secondary home, or a rental investment. Its central location, close to the sea and all amenities, is a significant advantage for personal use or as a long-term investment. The coveted address of rue Meyerbeer lies in the heart of the Carré d'Or, offering an ideal setting to enjoy the vibrant lifestyle of Nice. The Promenade des Anglais, local shops, restaurants, cafes, boutiques, public transport, and major city center routes are all within walking distance.

The nearby tramway provides easy access to different parts of Nice and the airport, allowing for a car-free lifestyle while living just meters from the Mediterranean. The small co-ownership and low charges are additional benefits, presenting significant potential for value enhancement post-renovation. This apartment is perfect for buyers seeking a renovation project in a prime location, offering an exterior, top-floor position, and a glimpse of the sea, right in the heart of one of Nice's most iconic areas.

The apartment is part of a small co-ownership with low monthly charges, adding to its appeal and potential for future appreciation.

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