2 rooms in Carre d'Or

€180,000

Carre d'Or · 2 rooms · 25 m² in size

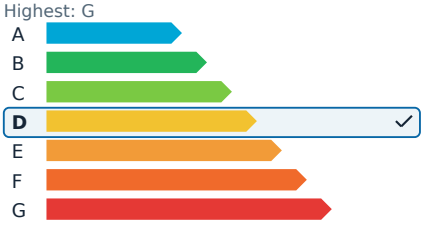


Key details

Surface area	**25 m²**
Rooms	**2**
Annual charges	**€1,232 /yr**

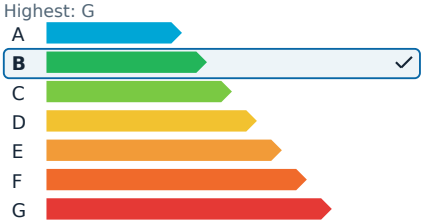
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This charming two-room apartment, offering 25.86 square meters of space, is situated on rue du Congrès in the highly sought-after Carré d'Or district. Just steps away from the sea, shops, restaurants, and public transportation, it boasts an exceptional location with immense potential.

Set on the ground floor of a characterful 1930s-1940s building with Art Deco architecture, the apartment features a living room with an open kitchen, an independent bedroom, and a bathroom with a toilet. Its functional layout makes it an ideal choice for a pied-à-terre in Nice, a first-time purchase, or a rental investment in one of the city's most desirable neighborhoods.

Currently rented until November 6, 2026, the tenant has been given notice for sale and is required to vacate the premises by that date. The apartment's prime location allows for easy access to the Promenade des Anglais, the pedestrian zone, Place Masséna, and the city's central shopping areas, making it a rare find in the Carré d'Or.

This is an opportunity not to be missed.

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