2 rooms in Carre d'Or

€365,000

Carre d'Or · 2 rooms · 30 m² in size



Key details

Surface area	**30 m²**
Rooms	**2**
Floor	**1st**
Terrace	**Yes**
Annual charges	**€1,020 /yr**

DPE (Energy) **C**

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 superbly renovated two-room apartment, located at 5 rue de France in the heart of Nice, offers a rare investment opportunity with high rental potential. Just steps away from the sea, tramway, and bustling city center shops, it provides a serene environment with a terrace overlooking rue du Commandant Raffali. The apartment features a bright living room with high ceilings, a fully equipped kitchen, a bedroom with a dressing room and ample storage, and an elegant bathroom with a towel warmer. Double glazing, fiber optic internet, air conditioning, and a secure building with video surveillance enhance the living experience. The property boasts an impressive 40 m² south-facing terrace, a coveted outdoor space in the city center, ideal for seasonal rentals. With Airbnb permitted and strong rental demand, the estimated gross return can reach up to 15%. This turnkey property is perfect for either a heritage investment or high-yield rental exploitation on the Côte d'Azur.

Energy efficiency rating: C/A.

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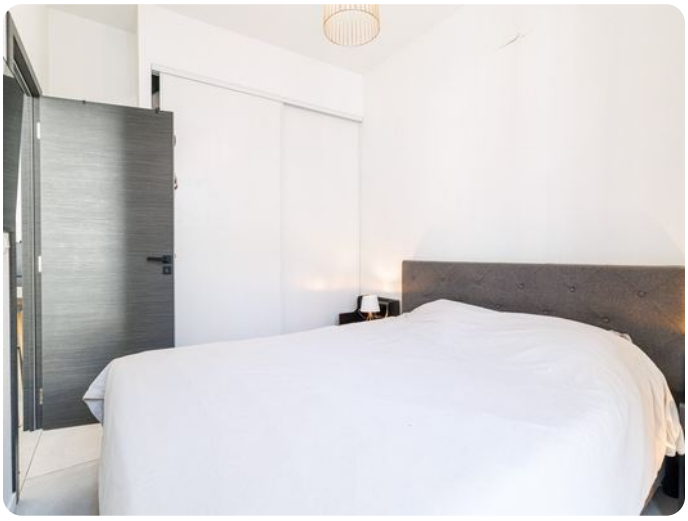



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