2 rooms in Carre d'Or

€320,000

Carre d'Or · 2 rooms · 43 m² in size



Key details

Surface area	**43 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 two-room apartment offers a unique opportunity for renovation, perfectly positioned on rue Meyerbeer in the heart of the Carré d'Or, one of Nice's most sought-after neighborhoods. Situated on the fourth and top floor of a small, personable building without an elevator, this property is distinguished by its prime location, a pleasant balcony, and a charming side view of the sea. The setting provides a peaceful and bright living environment right in the city center.

Currently, the apartment features an entrance, a living room filled with natural light, a bedroom, a separate kitchen, and a bathroom with a toilet. Its advantageous orientation and significant potential allow for various layout possibilities. Transforming it into a small three-room apartment is a feasible option, ideal for optimizing space and redesigning the areas according to your needs. Whether you envision it as a charming pied-à-terre, a secondary residence, or a lucrative seasonal rental investment, this apartment holds great promise in this highly desirable area.

The Carré d'Or is one of Nice's most prestigious and iconic districts. It offers a lively and privileged lifestyle, just steps from the Promenade des Anglais, beaches, local shops, renowned restaurants, and convenient access to public transportation, including the tramway. This exceptional address allows you to enjoy the vibrant city center and the immediate proximity to the sea, a rare and valuable asset in the Nice real estate market.

With its moderate charges, friendly small co-ownership, and excellent potential for value appreciation post-renovation, this apartment is a genuine opportunity. It appeals to both renovation enthusiasts and investors seeking a rare property in a premium location that is highly coveted by all.

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