2 rooms in Carre d'Or

€287,000

Carre d'Or · 2 rooms · 38 m² in size

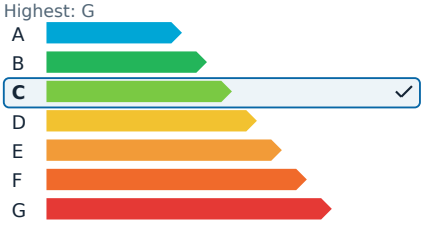


Key details

Surface area	**38 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**

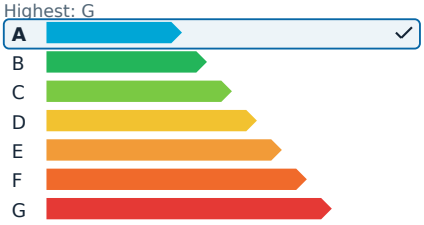
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Within the iconic Art Deco building known as the Impérator on boulevard Gambetta, this charming two-room apartment offers a prime location just steps away from the Promenade des Anglais, public transport, and local amenities. Situated on a high floor with elevator access, the apartment boasts a welcoming atmosphere, abundant natural light, and a notably quiet setting despite its central location.

The layout includes a living room that opens directly onto a terrace, a small independent kitchen, a bedroom that also extends to the outdoor space, and a shower room with a toilet. The terrace is a standout feature, accessible from both the living room and the bedroom. It faces south, providing a peaceful living environment with a lovely sea view, perfect for enjoying the Nice climate—whether for a sunny breakfast, a relaxing afternoon, or an evening meal outdoors.

Equipped with air conditioning, the apartment ensures comfort during the warm summer months in Nice. It is in good general condition, ready for immediate occupancy or rental, while also offering potential for customization according to the new owner's preferences.

The location is a significant advantage: boulevard Gambetta offers quick access to the Promenade des Anglais, beaches, tram lines, local shops, and the main routes of the city center. This sought-after area appeals to both year-round residents and those looking for a pied-à-terre or a quality rental investment.

With its strategic location, high floor, south-facing terrace, tranquility, and sea view, this two-room apartment meets several highly desired criteria in the Nice real estate market. It is a rare find in the area, suitable for a primary residence, a secondary home, or a rental project.

A functional, bright, and well-located apartment in a building of character, not to be missed.

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