

Three-bedroom apartment in Carre d'Or €1,450,000

Carre d'Or · 3 bedrooms · 112 m² in size



Description

The Carré d'Or in Nice is a prestigious area known for its elegant streets just behind the Promenade des Anglais. The iconic Negresco Hotel is nearby, and the neighborhood is filled with boutiques, cafés, and restaurants, with the sea only a short walk away. Living here means a car is often unnecessary for daily activities.

This apartment is located on the top floor of a charming 1922 building, accessible by elevator, offering a lateral view of the Mediterranean. The heart of the home is a spacious living room with a fully equipped kitchen, multiple small balconies, and two fireplaces. The design of this space encourages you to open the windows in the evening, allowing the sea breeze to flow in while enjoying the sea view.

The quiet sleeping area provides a peaceful retreat, making it easy to forget you're in the city center. A third bedroom, currently open to the

living room, can be easily enclosed to accommodate family, friends, or serve as an office.

A significant advantage is the independent studio of about 14 m², which can function as a guest room, office, or a source of additional income. Seasonal rentals are permitted in the building, a rare feature in the Carré d'Or. This property suits various purposes, whether as a primary residence, a vacation home on the Riviera, or a rental investment in one of Nice's most sought-after neighborhoods.

****Property Layout on the Top Floor:****

- Entrance
- Living room with fireplace and several small balconies, lateral sea view
- Fully furnished and equipped open kitchen
- Third bedroom open to the living room (easily closable)
- Quiet sleeping area with two bedrooms
- Bathroom and separate toilet

****Additional Features:****

- Independent studio of about 14 m² on the 5th floor
- Basement storage room

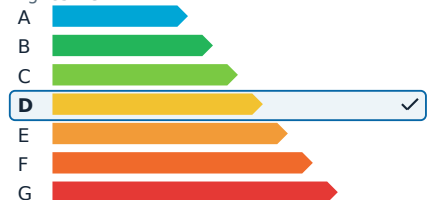
Key details

Surface area	112 m²
Bedrooms	3
Floor	4th
Lift	Yes
Outside space	No
Monthly charges	€192 /mo

DPE (Energy)

D

Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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