Three-bedroom apartment in Carre d'Argent

€475,000

Carre d'Argent · 3 bedrooms · 79.29 m² in size

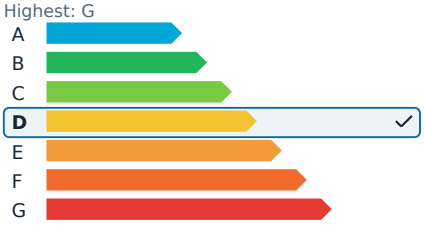


Key details

Surface area	**79.29 m²**
Bedrooms	**3**
Floor	**2nd**
Lift	**No**
Terrace	**No**
Cellar	**No**

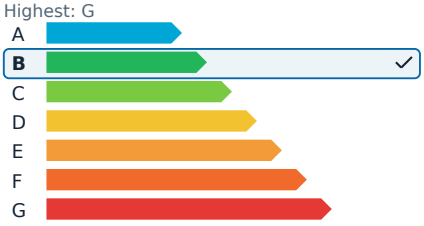
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Nice's prestigious Carré d'Or, just steps from the iconic Place Masséna and the famous Promenade des Anglais, lies a unique real estate opportunity. This property, situated on the third floor of a secure and attractive residence, offers a total floor area of 83 m². It includes a four-room apartment and an independent studio, providing a dual rental potential that is rare in such a sought-after location.

The property is bright, with an east-west orientation and an optimized layout, making it ideal for a quality rental investment, an elegant pied-à-terre on the French Riviera, or a heritage project in one of the most coveted addresses in Nice. The presence of two distinct living spaces allows for varied occupancy strategies and valuation approaches.

The Carré d'Or is one of Nice's most prestigious and appreciated neighborhoods, known for its elegance, remarkable architecture, and refined shops. Its proximity to the city's emblematic sites offers a particularly privileged living environment. The property is a short walk from Place Masséna, the historical and architectural heart of Nice, and close to the world-famous Promenade des Anglais with its stunning Mediterranean views.

Residents enjoy easy access to shops, boutiques, restaurants, cafes, services, and public transport, all within walking distance. The tramway facilitates movement across Nice, connecting various neighborhoods, business hubs, and major points of interest. This central location is a significant advantage for a primary residence, a pied-à-terre, or a rental investment.

The Carré d'Or's strong tourist and heritage appeal, with its prime location between the city center, shops, and coastline, attracts both French and international clients who value the quality of the address and its proximity to the Côte d'Azur's iconic sites. The secure residence offers a calm environment, combining vibrant urban life with tranquility, a true privilege in such a sought-after area.

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