3 rooms in Carre d'Or

€540,000

Carre d'Or · 3 rooms · 90 m² in size

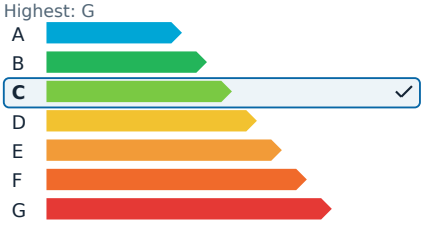


Key details

Surface area	**90 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**

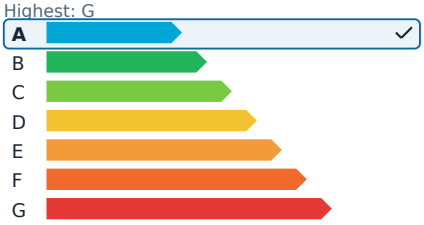
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

An exceptional opportunity awaits in the heart of Nice's prestigious Carré d'Or, on the highly sought-after rue Halévy, just steps from the famous Promenade des Anglais. This apartment is set in one of the most vibrant and desirable areas of Nice, surrounded by shops, restaurants, and lively entertainment.

Positioned on the 4th floor of a 7-story building with an elevator, this cross-through apartment offers significant potential for enhancement. It currently features a spacious entrance, a living room, two bedrooms, an independent kitchen, and a shower room with a toilet. The living room and one of the bedrooms open onto a veranda, while the kitchen and the second bedroom provide access to a beautiful and spacious terrace with a lateral sea view over rue Halévy.

Despite the bustling neighborhood and a nightlife establishment on the ground floor, the apartment's elevated position and good insulation ensure a peaceful living environment. This property is in need of renovation, making it ideal for a secondary residence project, rental investment, or wealth optimization. There are numerous possibilities for reconfiguration to fully exploit its potential and enhance its outdoor spaces. The co-ownership has approved tourist rentals, adding to its investment appeal.

The combination of a premium location, outdoor space, and potential makes this a rare find in the area.

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