3 rooms in Carre d'Or

€440,000

Carre d'Or · 3 rooms · 64 m² in size



Key details

Surface area	**64 m²**
Rooms	**3**
Floor	**2nd**
Annual charges	**€1,616 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

In the heart of Nice's Carré D'Or, this charming duplex apartment offers a blend of historical significance and modern comfort. Set on the second and top floor of a small building, once home to Nice's first modern art gallery opened by Jean Moulin in 1942, this property combines cultural heritage with contemporary living.

The apartment features a tastefully decorated interior with a modern style. The open-plan kitchen is well-equipped and seamlessly integrates with the living area, creating a welcoming space for relaxation and entertainment. The main floor includes a bedroom with an en-suite bathroom and toilet, as well as a separate guest toilet. Upstairs, the mezzanine level offers a second bedroom, complete with ample storage and a private en-suite bathroom with a toilet.

This air-conditioned duplex is ideally located just a short stroll from the iconic Promenade des Anglais and the bustling pedestrian zone, making it perfect for enjoying the vibrant city life. Its layout is designed to provide comfort and convenience, whether for family gatherings or hosting friends. Additionally, the property is suitable for seasonal rentals, adding to its appeal as an investment opportunity.

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