3 rooms in Carre d'Or

€380,000

Carre d'Or · 3 rooms · 53 m² in size



Key details

Surface area	**53 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Annual charges	**€1,440 /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 highly sought-after Quartier d’Or, this charming 54-square-meter, three-room apartment is perfectly positioned just a two-minute walk from the beaches and near the iconic Hôtel Negresco. Situated on the first floor of a characterful building dating back to 1919, it offers a desirable living environment that combines the elegance of the past with modern comfort.

Previously used by a professional practice, the apartment is now available for immediate occupancy, presenting a variety of possibilities whether for a primary residence, a pied-à-terre, or an investment opportunity. Upon entering, you are greeted by a remarkable high ceiling and original chevron-patterned parquet flooring in the living room, adding a unique and authentic charm. The south-facing orientation ensures natural light throughout the day, creating a warm and inviting atmosphere.

The interior layout includes a comfortable living room, a separate kitchen, two bedrooms, and functional water areas, all benefiting from excellent comfort features such as double glazing, air conditioning, and central heating. The building also boasts very low charges, an additional advantage in this particularly desirable area.

This rare property, located close to shops, transport, and the seafront, represents a unique opportunity in one of Nice's most coveted neighborhoods.

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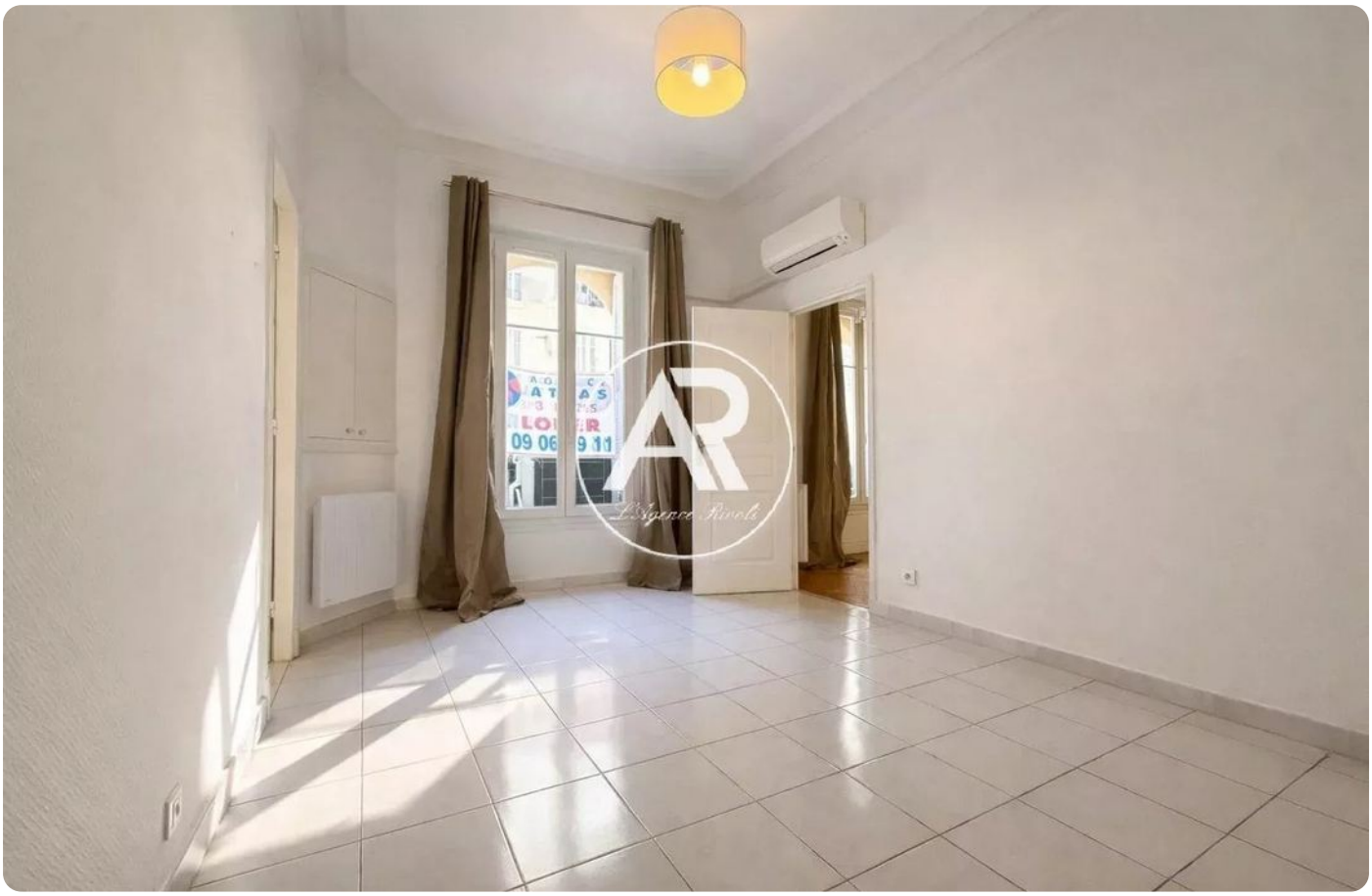



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