3 rooms in Carre d'Or

€315,000

Carre d'Or · 3 rooms · 63 m² in size



Key details

Surface area	**63 m²**
Rooms	**3**
Floor	**2nd**
Balcony	**Yes**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

This property is ideally located on rue Meyerbeer, one of the most sought-after addresses in Nice. Just a short walk from the iconic Promenade des Anglais, the beaches, and the prestigious Boulevard Victor Hugo, this location ensures enduring property value and consistently high rental demand.

Situated on the second floor of a modestly sized co-ownership building with controlled charges (without an elevator), this three-room apartment is a rare investment opportunity in the current market. It is currently rented for 1,020 euros per month, providing immediate profitability and peace of mind. The current tenants have been residing there with great care for over 25 years, ensuring a flawless payment history and exceptional rental stability.

The interior layout is functional and optimized, featuring a welcoming entrance with built-in storage, a bright living room, two comfortable bedrooms, an independent kitchen, and a bathroom with a toilet. A true asset for city-center living, the apartment also boasts two beautiful balconies, perfect for enjoying the sunny Côte d'Azur climate.

Living or investing in this neighborhood guarantees an incomparable quality of life. Everything is within walking distance: tram lines for direct access to the airport and train station, numerous local shops, trendy restaurants, luxury boutiques, and schools.

Whether you want to grow your real estate portfolio, secure your savings in a safe asset, or plan for retirement, this opportunity is not to be missed. Opportunities combining such a location and stability are extremely rare in Nice.

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