3 rooms in Carre d'Or

€490,000

Carre d'Or · 3 rooms · 55 m² in size



Key details

Surface area	**55 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Annual charges	**€2,892 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

This property is situated in the highly sought-after Carré d'Or area of Nice, just 400 meters from the famous Promenade des Anglais and the beaches. The location offers easy access to all amenities and the tramway line 2, which connects the airport to the port. The neighborhood is characterized by a beautiful tree-lined street with a cycling path.

The apartment is housed in an elegant bourgeois palace with an elevator. It is a 3-room apartment of 56 square meters, located on the first floor and in excellent condition. The layout includes an entrance, a quiet living room with a fully equipped open kitchen, two comfortable bedrooms with storage, a dressing room, and separate toilets.

Key features of the property include a high-quality environment, reversible air conditioning, and double glazing. It is sold fully furnished, making it ready to move in. This is an ideal opportunity for a pied-à-terre on the Côte D'Azur or a seasonal rental investment with excellent profitability. A presentation file with a video and seasonal rental estimate is available upon request.

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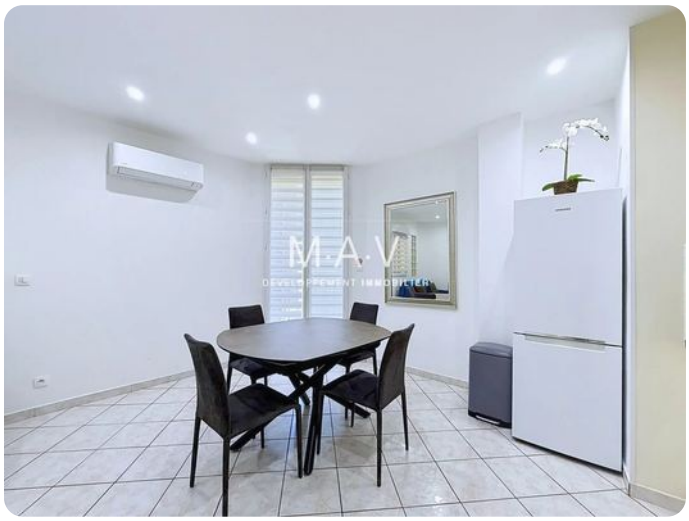

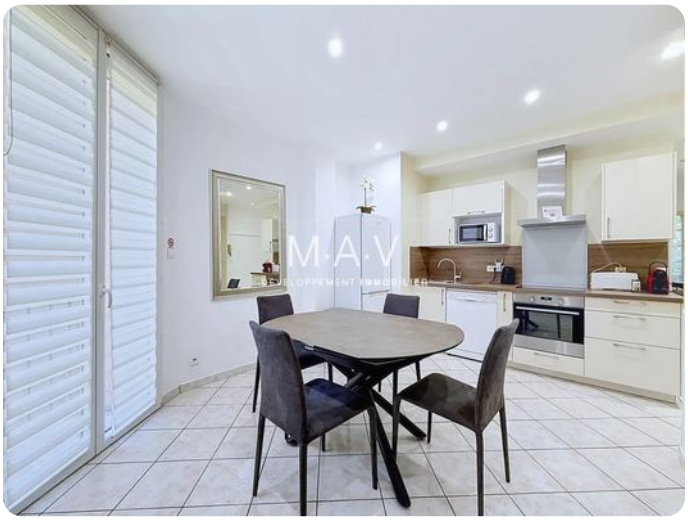







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