4 rooms in Carre d'Or

€420,000

Carre d'Or · 4 rooms · 88 m² in size



Key details

Surface area	**88 m²**
Rooms	**4**
Floor	**1st**
Lift	**Yes**
Annual charges	**€4,200 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

An exceptional opportunity awaits just steps from the sea in the highly sought-after Carré d'Or area of Nice. This stunning 3/4-room apartment offers a privileged lifestyle in one of the city's most desirable neighborhoods. Just a short stroll from the Promenade des Anglais and the iconic Negresco, the location provides easy access to the tramway, which connects directly to the airport and city center. Local amenities, including shops open until 10 PM, a pharmacy, cinema, restaurants, and beaches, are all within walking distance.

The apartment is situated on the first floor of a well-maintained and secure luxury residence, complete with an elevator. It boasts generous spaces, abundant natural light, and a particularly functional layout. The current configuration includes a beautiful living area with an open, fully equipped kitchen, three bedrooms with storage (one featuring a private shower room), a second shower room with a toilet, and hallways that optimize circulation and living spaces.

In good overall condition, the apartment can be sold fully furnished, depending on the buyer's project. Its flexible layout allows for an easy and cost-effective transformation into a spacious 3-room apartment by enlarging the living area. This property offers multiple possibilities, whether as a primary residence, pied-à-terre, rental investment, or seasonal rental, which is permitted and promises excellent profitability in this highly desirable area. It is also ideal for offices, a medical practice, or any freelance activity, as allowed by the co-ownership regulations.

The monthly management cost is €350, which includes cold and hot water, heating, and co-ownership charges. The sale price is €449,000, with agency fees paid by the seller.

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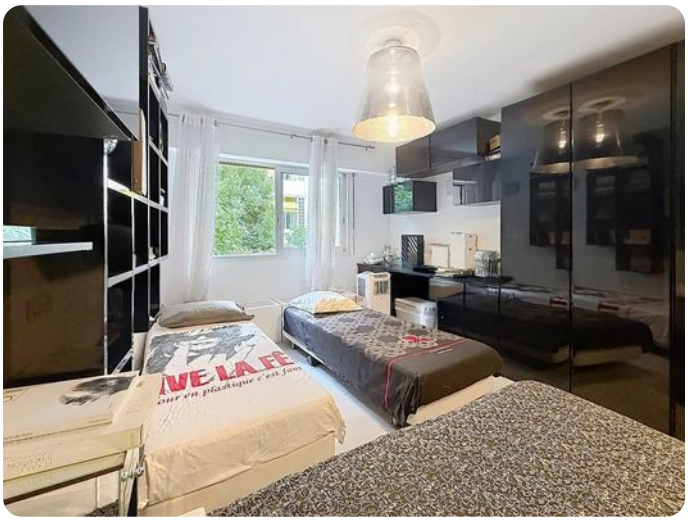











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