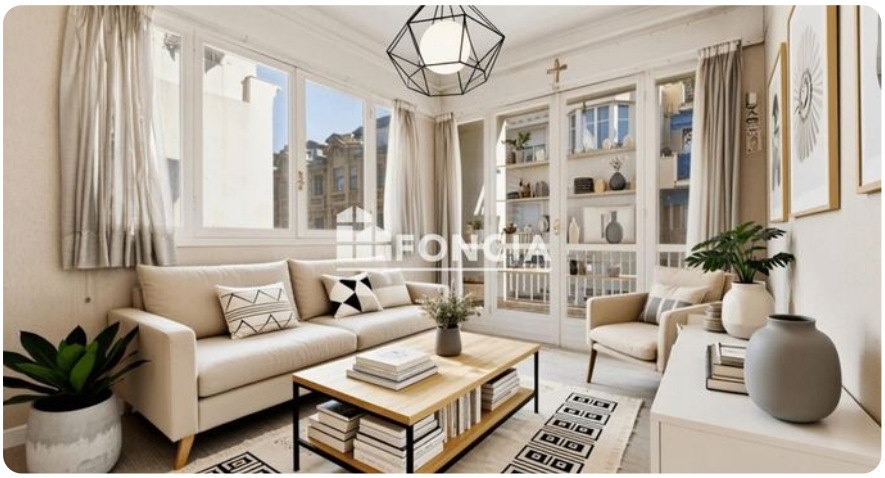
# 4 rooms in Carre d'Or

**€730,000**

Carre d'Or · 4 rooms · 83 m² in size




## Key details

| | |
|---|---|
| Surface area | **83 m²** |
| Rooms | **4** |
| Floor | **3rd** |
| Balcony | **Yes** |
| Terrace | **Yes** |

**DPE (Energy)** **E**

Lowest: A
Highest: G

A
B
C
D
**E** ✓
F
G

**GES (Emissions)** **E**

Lowest: A
Highest: G

A
B
C
D
**E** ✓
F
G

## Description

Discover an exceptional opportunity with this charming apartment ready for transformation. Positioned on the coveted rue Meyerbeer, just steps from the iconic Promenade des Anglais, this 83 m² apartment presents immense renovation potential in one of Nice's most desirable neighborhoods.

Perched on a high floor of a well-maintained building with an elevator, the apartment offers a cross-layout and generous space, allowing for various design possibilities. The building's refined common areas, featuring a marble entrance, enhance its character.

Currently arranged as a four-room apartment, it can be reimagined as a three-room space, catering to your renovation vision. This presents a unique opportunity to craft a personalized interior and unlock the apartment's full potential. Virtual staging visuals are available to help you envision different decoration and layout possibilities post-renovation.

The location is a prime spot on the Côte d'Azur, mere moments from the sea. Residents will enjoy proximity to shops, restaurants, public transport, and all the conveniences of the city center. Whether as a primary residence, a Nice pied-à-terre, or a heritage investment, this apartment offers promising prospects for those seeking a prime location and a tailored project.

Key features include an 83 m² living area, current four-room configuration with the option for three rooms, cross-layout, high-floor position with elevator, and two balconies. The building is well-maintained, with elegant communal areas and a marble entrance. Its sought-after location on rue Meyerbeer, near the Promenade des Anglais, makes it a rare find in the heart of Nice.

The price is €730,000 including taxes, with 5.47% agency fees payable by the buyer. There is also the possibility to acquire parking for an additional cost.

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