4 rooms in Carre d'Or

€843,000

Carre d'Or · 4 rooms · 97 m² in size

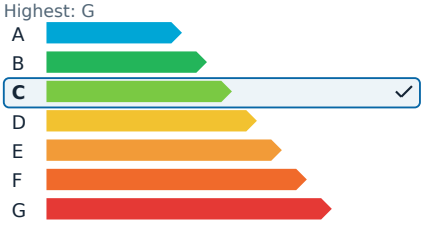


Key details

Surface area	**97 m²**
Rooms	**4**
Floor	**1st**
Lift	**Yes**
Terrace	**Yes**

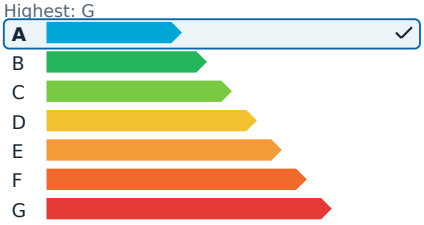
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In one of the most sought-after neighborhoods of Nice, within the Gambetta area and just a short stroll from the famous Promenade des Anglais, lies a stunning 97.12 m² four-room apartment. Situated on the first floor of a quiet and well-maintained residence, this property is only 200 meters from the sea, offering a prime location with easy access to the vibrant city life and picturesque coastline.

The apartment boasts generous spaces, highlighted by a superb 40 m² terrace overlooking the interior of the residence, perfect for enjoying a peaceful and pleasant outdoor area. Inside, you will find a spacious, bright living room with an open kitchen, three bedrooms with direct access to the terrace, two bathrooms, and several storage areas providing a comfortable flow throughout the home.

This property presents an excellent opportunity, whether for rental investment or as a future primary residence. Currently, the apartment is rented under an annual lease with a monthly rent of €2,553, including charges. The property management is handled by our real estate agency, and the notice has already been given, with a release planned for the end of December.

This rare market find stands out due to its size, large terrace, and privileged location close to the sea, city center, universities, and major transport routes.

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