4 rooms in Carre d'Or

€495,000

Carre d'Or · 4 rooms · 69 m² in size



Key details

Surface area	**69 m²**
Rooms	**4**
Floor	**1st**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,088 /yr**

DPE (Energy) **D**

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

In the heart of Nice's Carré d'Or, just steps away from the famous Promenade des Anglais, this charming apartment is situated in a beautiful bourgeois building. The property spans approximately 70 square meters in total floor area (66.32 square meters according to the Loi Carrez). Currently, the space is divided into two separate apartments.

The first unit, approximately 26 square meters, features a living area with an open kitchen, a bedroom, and a bathroom with a shower, toilet, and sink. The second unit, approximately 36 square meters, offers a spacious living area with a small open kitchen, a bedroom, and a bathroom with a shower, toilet, and sink.

With some renovation work, it is possible to combine these spaces into a single, larger apartment of 70 square meters, which could include three bedrooms and two bathrooms. The property boasts many character features, including decorative ceilings with moldings and painted details, making it a versatile investment opportunity in the vibrant center of Nice.

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