4 rooms in Carre d'Or

€340,000

Carre d'Or · 4 rooms · 71 m² in size

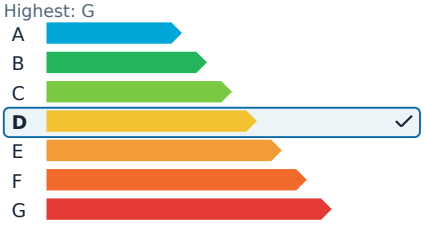


Key details

Surface area	**71 m²**
Rooms	**4**
Floor	**1st**

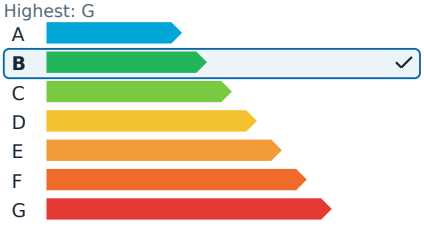
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This apartment offers a prime location in the heart of Nice's Carré d'Or, on rue Meyerbeer, just a short stroll away from the Promenade des Anglais, the beaches, and boulevard Victor Hugo. Positioned on the first floor of a modestly sized co-ownership without an elevator, the property benefits from controlled charges, making it an appealing option for rental investment in one of the most sought-after areas of central Nice.

Currently leased under a professional agreement for €1,236 per month, charges included, the apartment has been occupied by the same tenants for over 25 years. They maintain the property with care, providing the buyer with an immediate and clear view of the rental situation and an established history.

The address is particularly desirable, offering the full experience of city life while being in close proximity to the seaside. The Promenade des Anglais, the beaches, boulevard Victor Hugo, rue de France, and the main shopping streets of the Carré d'Or are all within walking distance. The neighborhood also provides a convenient everyday environment with numerous shops, restaurants, boutiques, services, and public transport options nearby. Tram lines make it easy to reach Nice-Ville train station and Nice Côte d'Azur Airport.

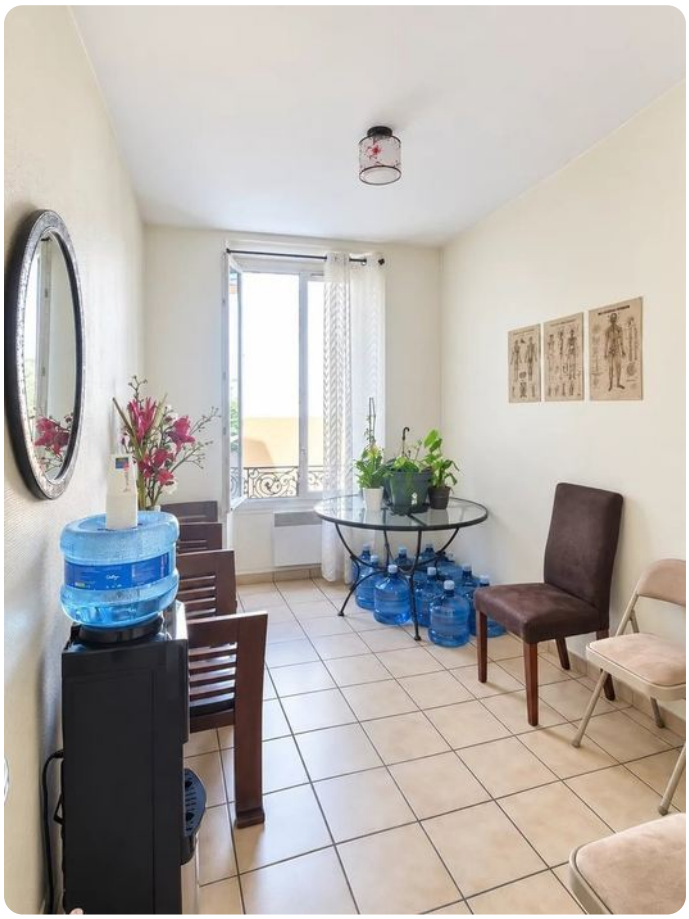
This central location, combined with long-standing tenancy, makes the apartment especially suitable for those looking to expand their real estate portfolio in an established area of Nice. It's an opportunity worth exploring for investors seeking an occupied property close to the sea and in the heart of one of the city's most iconic neighborhoods.

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