

One-bedroom apartment in Carre d'Or

€800,000

Carre d'Or · 1 bedroom · 77 m² in size



Description

Experience breathtaking panoramic views from this high-floor apartment overlooking the iconic Baie des Anges. Spanning 77.44 square meters, this cross-through apartment offers a coveted perspective of the Côte d'Azur, with a south-facing terrace that opens directly onto the sea, beach, and palm-lined Promenade des Anglais, just steps from the renowned Negresco.

The property is housed in a prestigious residence featuring an elevator and a spiral staircase, with both the building and common areas in excellent condition. Upon entering, you'll find a spacious layout: a luminous living room of nearly 29 square meters extending to the terrace, a kitchen with its own balcony, a large bedroom of

approximately 17 square meters with built-in closets, a bathroom equipped with a whirlpool bathtub, and a separate toilet.

Original parquet flooring and generous dimensions add character to the space. The apartment offers a rare potential for transformation from a two-room to a three-room layout, allowing for the creation of a second bedroom while maintaining a stunning sea-view living area. Although it requires some refreshing, this property is a blank canvas for a personalized renovation, whether you envision it as a bespoke primary residence, an exceptional pied-à-terre, or a valuable investment in one of Nice's most sought-after locations.

Additional features include air conditioning, electric shutters, and a cellar. The convenience of nearby amenities such as shops, a supermarket, medical facilities, tram and bus services, and the beach are all within walking distance.

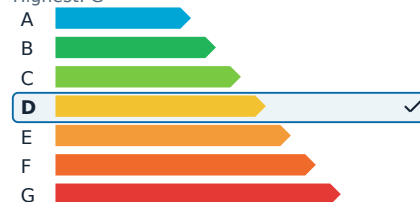
Key details

Surface area	77 m²
Bedrooms	1
Floor	4th
Lift	Yes
Outside space	Terrace
Monthly charges	€331 /mo

DPE (Energy)

D

Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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