

One-bedroom apartment in Carre d'Or

€399,000

Carre d'Or · 1 bedroom · 42 m² in size



Description

In the heart of Nice's prestigious Carré d'Or, this charming duplex apartment graces the fourth and top floor of a well-maintained 1920s building. With a living area exceeding 50 square meters (42 square meters under the Carrez Law), it offers a warm atmosphere that blends the charm of the old with modern amenities.

Upon entering, you'll find a welcoming living space filled with natural light, featuring parquet flooring, air conditioning, and a fully equipped open-plan kitchen with a central island. The upper level, accessed via a lovely staircase, hosts a cozy 11-square-meter bedroom, an elegant bathroom, and ample custom storage solutions.

Facing west, the duplex enjoys a gentle and pleasant light in the late afternoon, creating a cozy and refined ambiance. The small co-ownership consists of 17 residential lots, with general charges amounting to approximately €66 per month. Notably, the renovation of the façade has already been approved and funded, with work scheduled for 2025.

This property stands out for its prime location and stylish, modern design. Whether as a primary residence or a quality rental investment, it promises an impressive return, with demonstrated earnings of around €25,000 per year.

The monthly management cost is approximately €66. The number of lots in the co-ownership is 17.

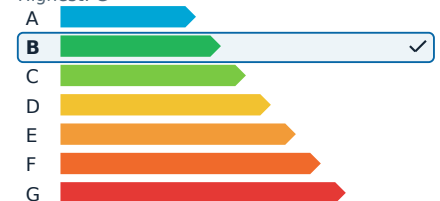
Key details

Surface area	42 m²
Bedrooms	1
Floor	4th
Lift	No
Outside space	No

DPE (Energy)

B

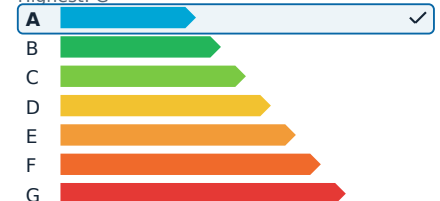
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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