One-bedroom apartment in Carre d'Or

€380,000

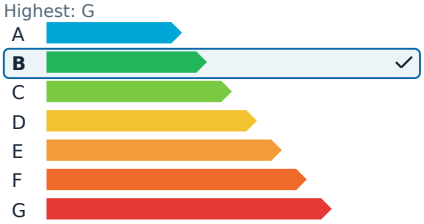
Carre d'Or · 1 bedroom · 50 m² in size

Key details

Surface area	**50 m²**
Bedrooms	**1**
Floor	**4th**
Lift	**No**
Outside space	**No**

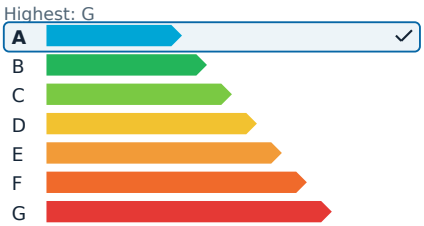
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice's prestigious Carré d'Or district, this charming duplex apartment is located on the fourth and top floor of a well-maintained 1920s building. Offering over 50 square meters of living space (42 square meters as per the Carrez Law), the apartment combines the allure of classic architecture with modern comforts, creating a warm and inviting atmosphere.

Upon entering, you are welcomed into a bright and friendly living area featuring parquet flooring, air conditioning, and a fully equipped open-plan kitchen with a central island. A stylish staircase leads to the upper level, where the sleeping area includes a cozy 11-square-meter floor space bedroom under the eaves, a sleek bathroom, and ample custom storage.

Facing west, the duplex enjoys soft, pleasant light in the afternoons, enhancing its cozy and refined ambiance. The small-scale co-ownership consists of 17 residential lots, with general charges amounting to approximately 66 euros per month. A façade renovation, already approved and funded, is scheduled for 2025.

This property offers an ideal blend of prime location and meticulous style, making it perfect for a main residence or a high-quality rental investment, with a proven annual return of around 25,000 euros.

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