

One-bedroom apartment in Carre d'Or

€319,000

Carre d'Or · 1 bedroom · 32 m² in size



Description

This beautifully renovated T2 apartment, designed by an interior architect, offers a unique blend of tranquility and brightness in the heart of Nice's sought-after Carré d'Or district. Just a few steps from the famous Promenade des Anglais, the apartment is situated on Rue de France, a vibrant pedestrian street that captures the city's lively atmosphere while providing a peaceful retreat. Located on the fourth and top floor of a building without an elevator, this east-west facing apartment is bathed in natural light throughout the day, offering a naturally ventilated and serene living space.

The thoughtful renovation showcases elegant and welcoming interiors, with every square meter carefully considered. The apartment features a spacious, air-conditioned living area of

approximately 20 m², complete with a fully equipped open kitchen that serves as a central living space. The air-conditioned bedroom, over 9 m², includes a customizable closet area, ensuring comfort and tranquility. A contemporary bathroom benefits from natural light and includes a ventilation system and heated wall.

With an energy efficiency rating of C, this apartment is remarkably efficient for a top-floor dwelling. The property also permits seasonal rentals, such as Airbnb, presenting a strong potential for rental income. Additionally, the upcoming pedestrian zone redevelopment project is expected to enhance the area's appeal and property value further.

Energy efficiency rating: C

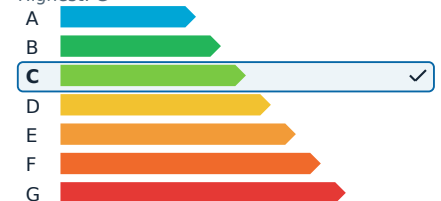
Key details

Surface area	32 m²
Bedrooms	1
Floor	4th
Lift	No
Outside space	No

DPE (Energy)

C

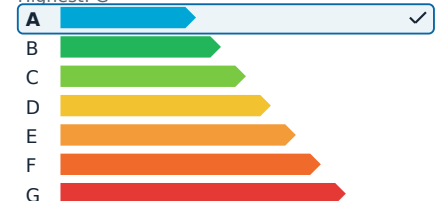
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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