

One-bedroom apartment in Carre d'Or

€285,000

Carre d'Or · 1 bedroom · 35 m² in size



Description

This remarkable apartment offers a unique blend of tranquility and vibrant city life in one of Nice's most coveted areas. Positioned between the iconic Promenade des Anglais and the bustling city center, it is just steps away from the renowned Hôtel Negresco and the Masséna Museum. Residents can enjoy the cultural richness of the area, with easy access to exhibitions, the Rialto cinema, and a variety of international dining options. The apartment is conveniently located just a 10-minute tram ride from Nice International Airport and a 5-minute walk from the nearest tram stop.

Perched on the 5th floor of a historic residence, this apartment offers a peaceful retreat from the lively streets below. Its dual south/north

exposure ensures ample natural light throughout the day. The living room, facing south, opens onto a sunny balcony that offers a discreet view of the Negresco dome, the sea, and the museum gardens. Inside, the apartment provides a cozy living space with a separate sleeping area, a well-equipped kitchen, and a modern bathroom. Additional features include reversible air conditioning and a healthy cellar. The property benefits from individual heating and water, with low monthly charges of €80. There is also the possibility of acquiring private parking, a rare amenity in this area. This apartment is perfect as a pied-à-terre on the Riviera or as a rental investment.

The property is part of a co-ownership with 97 lots. The monthly management cost is €80, and the energy efficiency rating is D/A. Agency fees are payable by the seller, and there are no known ongoing legal proceedings in the co-ownership.

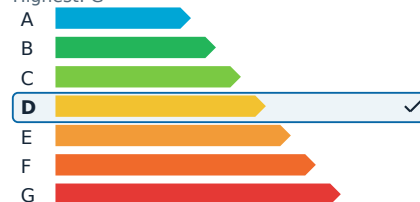
Key details

Surface area	35 m²
Bedrooms	1
Floor	Ground
Lift	Yes
Outside space	Balcony
Monthly charges	€79 /mo

DPE (Energy)

D

Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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