

One-bedroom apartment in Carre d'Or

€365,000

Carre d'Or · 1 bedroom · 30 m² in size



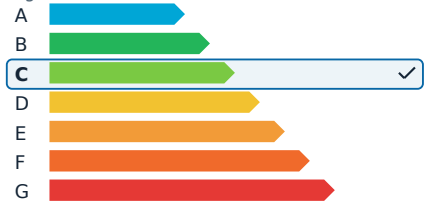
Key details

Surface area	30 m²
Bedrooms	1
Floor	1st
Lift	No
Outside space	Terrace
Monthly charges	€85 /mo

DPE (Energy)

C

Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



Description

This superbly renovated two-room apartment, located at 5 rue de France in the heart of Nice, offers a rare investment opportunity with high rental potential. Just steps away from the sea, tramway, and bustling city center shops, it provides a serene environment with a terrace overlooking rue du Commandant Raffali. The apartment features a bright living room with high ceilings, a fully equipped kitchen, a bedroom with a dressing room and ample storage, and an elegant bathroom with a towel warmer. Double glazing, fiber optic internet, air conditioning, and a secure building with video surveillance enhance the living experience. The property boasts an impressive 40 m² south-facing terrace, a coveted outdoor space in the city center, ideal for seasonal rentals. With Airbnb permitted and strong rental demand, the estimated gross return can reach up to 15%. This turnkey property is perfect for either a heritage

investment or high-yield rental exploitation on the Côte d'Azur.

Energy efficiency rating: C/A.

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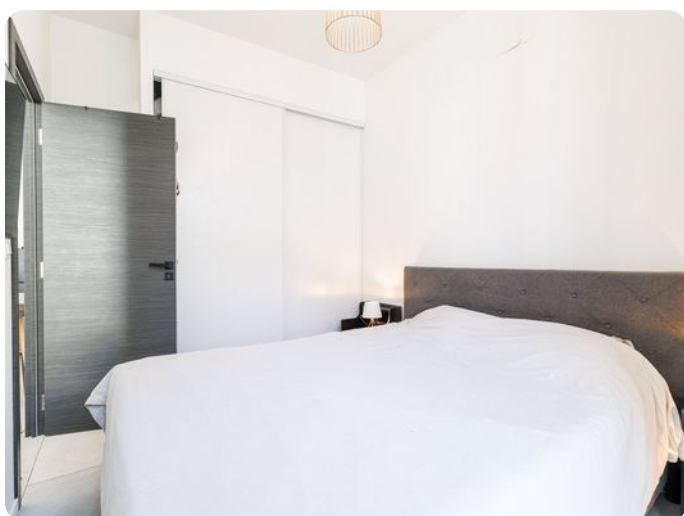
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