

One-bedroom apartment in Carre d'Or €1,370,000

Carre d'Or · 1 bedroom · 126 m² in size



Description

In one of the most sought-after neighborhoods of the city, on Rue de France in the Carré d'Or of Nice, this property is just steps away from beaches, shops, and restaurants. On the third floor of a prestigious building, you will find a collection of four fully renovated two-room apartments, offering a promising investment opportunity with their dual South/North exposure.

Details of the apartments are as follows:

- The first apartment on the left spans 34.77 square meters and faces north. It includes a living room with an open kitchen, a separate bedroom, and a shower room with a toilet.
- The second apartment on the left measures 30.41 square meters, also with a northern exposure. It features a living room with a fitted kitchen, a bedroom, and a shower room with a toilet.
- The third apartment on the right covers 31.57 square meters and benefits from a southern exposure. It includes a living room with a fitted kitchen, a bedroom, and a shower room with a toilet.
- The fourth apartment on the right is 29.37 square meters, facing south and includes a balcony. It consists of a living room with a fitted kitchen, a bedroom, a shower room with a toilet, and a balcony, enhancing its rental appeal.

All apartments have been completely refurbished with quality materials and require no additional work. The prime location in the heart of the Carré d'Or makes this property highly attractive for rental purposes, suitable for both seasonal rentals and as a secure investment or pied-à-terre.

A complete profitability report is available upon request. This represents a rare opportunity in a highly coveted area of Nice.

Information about the risks this property is exposed to can be found on the Géorisques website: georisques.gouv.fr.

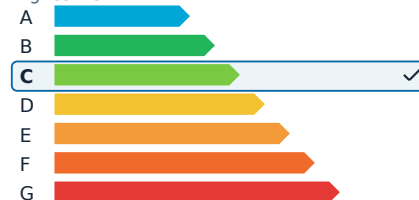
Key details

Surface area	126 m ²
Bedrooms	1
Floor	3rd
Lift	Yes
Outside space	No
Monthly charges	€200 /mo

DPE (Energy)

C

Lowest: A
Highest: G



GES (Emissions)

A

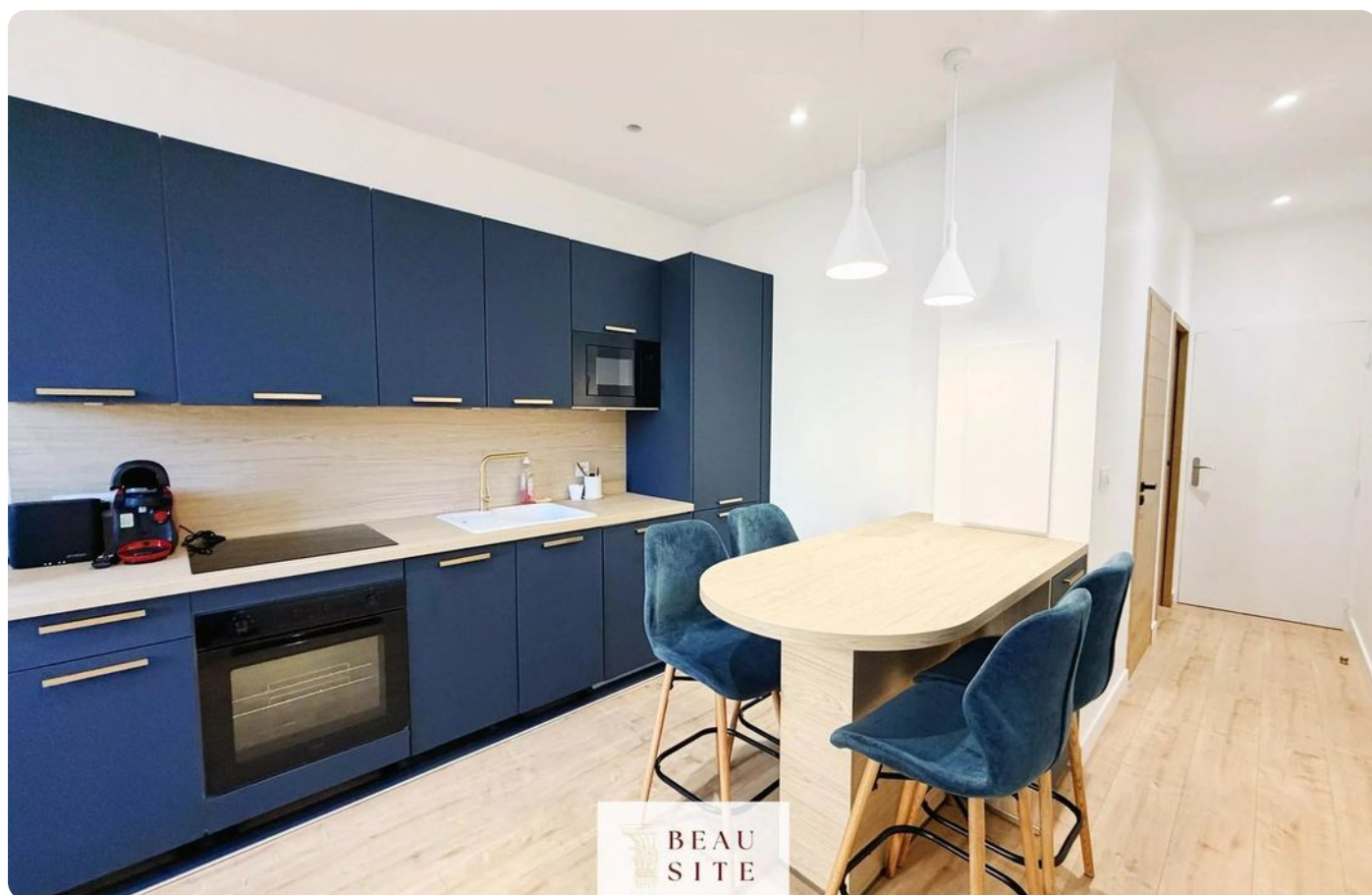
Lowest: A
Highest: G



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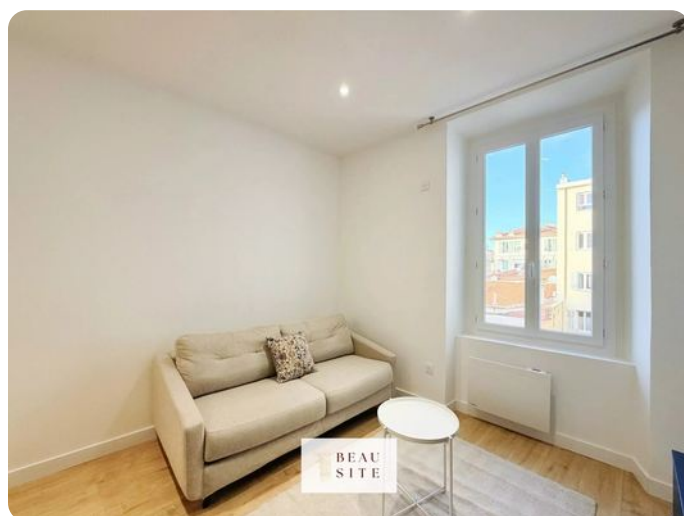
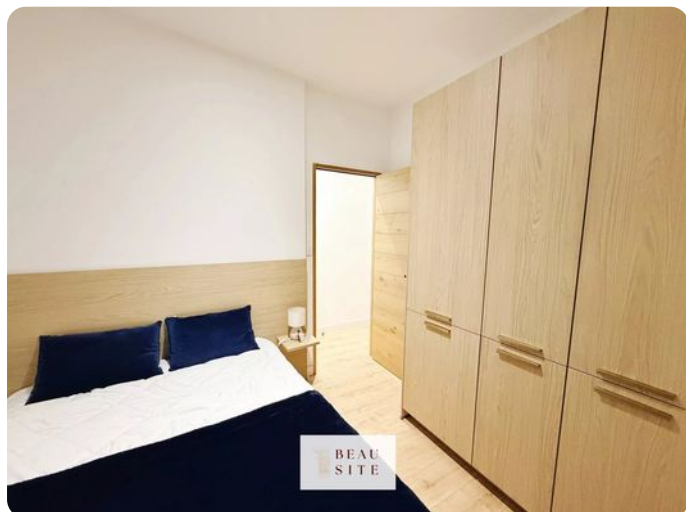
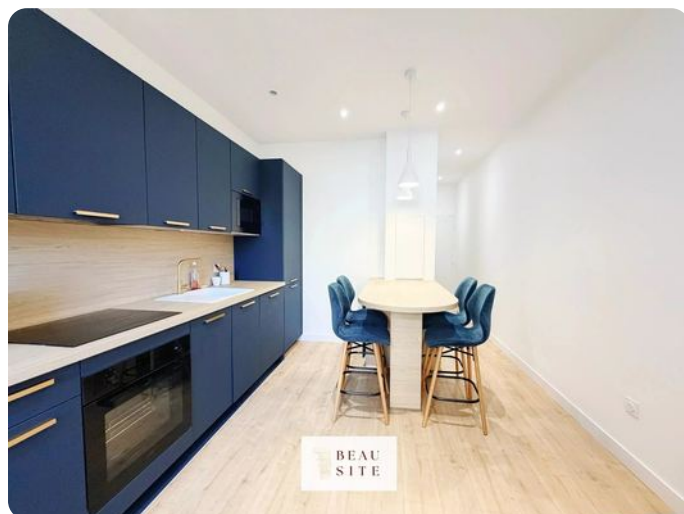
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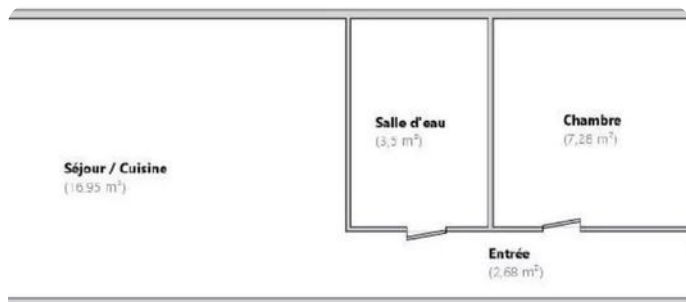
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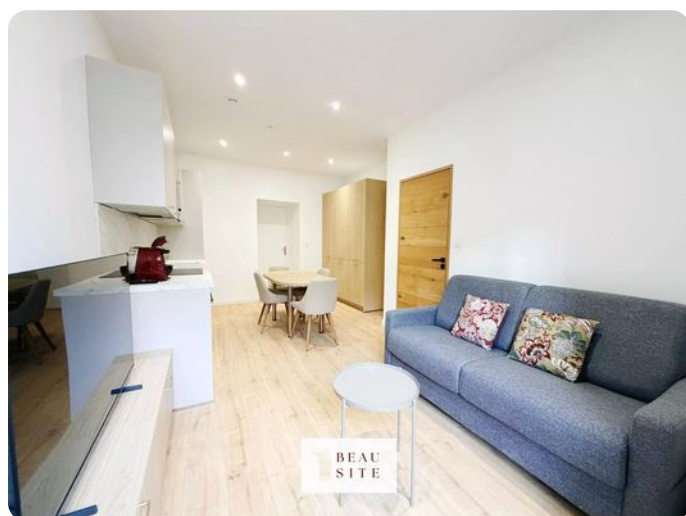
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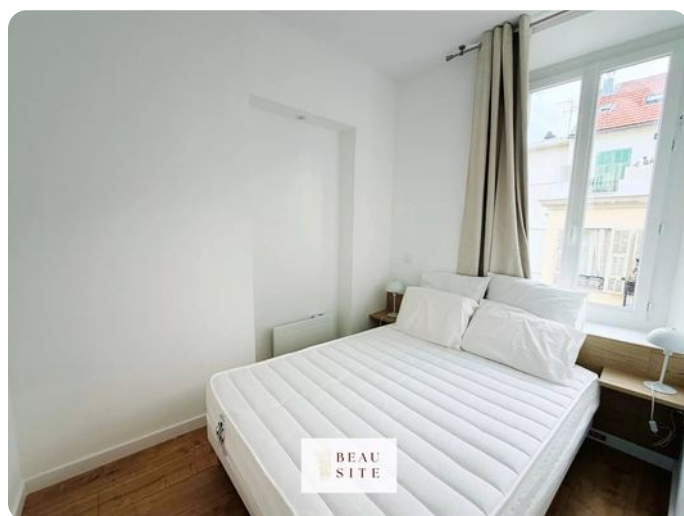
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