

Two-bedroom apartment in Carre d'Or

€750,000

Carre d'Or · 2 bedrooms



Description

On the fourth floor of a prestigious 1950s residence, an appealing 95 m² three-room apartment awaits on the sought-after boulevard Victor Hugo in Nice. This cross-through apartment, free from direct overlooking, offers a unique living space in the heart of the city.

In excellent general condition, the apartment boasts generous spaces, featuring a bright living room, two large bedrooms, an independent kitchen, a shower room, and separate toilets. Architectural plans have already been drawn up, making it easy to transform the space into a four-room apartment with a third bedroom while maintaining a comfortable living area.

A 9.5 m² maid's room on the top floor adds an independent space for an office or storage.

The location is a mere 5-minute walk from the Jean Médecin tramway, Jean Médecin Avenue, and the sea, offering a central spot that supports a walk-everywhere lifestyle, with immediate access to shops, schools, and public transport.

This property is a rare find, combining a premium location, spaciousness, and potential for development.

The quarterly charges are €451, covering water, heating, general charges, and the elevator.

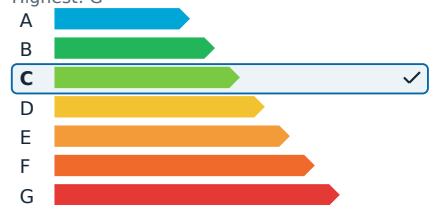
Key details

Bedrooms	2
Floor	4th
Lift	Yes
Outside space	No
Monthly charges	€150 /mo

DPE (Energy)

C

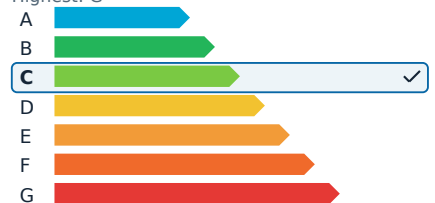
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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