

Two-bedroom apartment in Carre d'Or

€715,000

Carre d'Or · 2 bedrooms · 97 m² in size



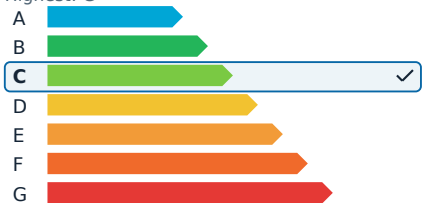
Key details

Surface area	97 m ²
Bedrooms	2
Floor	2nd
Lift	Yes
Outside space	Balcony

DPE (Energy)

C

Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



Description

In the heart of Nice's prestigious Carré d'Or district lies a charming 3/4 room apartment, housed in an elegant Art Deco building designed by architect Honoré Aubert in 1934. This well-maintained residence spans 97.8 m² and boasts timeless character with its original parquet floors, intricate moldings, and impressive ceiling heights exceeding three meters. The authentic entrance hall features period cement tiles, setting the tone for the apartment's classic appeal.

The bright living and dining area, measuring 27 m², opens onto a balcony, inviting natural light and offering a pleasant outdoor space. The separate kitchen is both fitted and equipped, providing functionality and convenience. The apartment includes three

bedrooms, two of which are large and overlook the peaceful courtyard and garden, ensuring a serene atmosphere. The third bedroom offers flexibility, suitable for use as an office, dressing room, or any other purpose. A spacious bathroom with WC and additional independent toilets enhance the apartment's practicality. The property also includes a healthy cellar in the basement.

Facing south, the apartment enjoys views of a secure garden and parking area, ensuring tranquility and privacy. While the apartment is in need of some refreshing, it presents a rare opportunity to own a property with old-world charm and excellent distribution in a highly sought-after location. Whether as a luxurious main residence, an elegant pied-à-terre, or a renovation project tailored to personal taste, this apartment offers a unique living environment in the heart of Nice.

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