

Five-bedroom apartment in Carre d'Or

€575,000

Carre d'Or · 5 bedrooms · 99 m² in size



Description

This property is strategically positioned on the prestigious Boulevard Victor Hugo, right in the heart of the highly sought-after Carré d'Or in Nice. It occupies the top floor of an elegant bourgeois building, characterized by classic architecture that adds to the iconic charm of Nice's city center. The property, approximately 100 square meters in size, offers a serene and elevated setting, away from the hustle and bustle, yet is centrally located just minutes from the sea and the famous Promenade des Anglais.

Currently organized as a shared accommodation, this setup is particularly appealing in an area where rental demand remains strong throughout the year. The attic space provides a unique and warm atmosphere, typical of apartments nestled under the rooftops, with beautiful natural light streaming through roof openings and various windows that offer unobstructed views of the city rooftops, surrounding gardens, and the hills of Nice.

The property consists of five individual bedrooms and a sixth room designed as a communal area with a kitchen and a bathroom, offering a functional layout ideal for shared living. Each room is rented out at 830 euros per month, generating a notably attractive rental income for this type of asset located in the heart of Nice, within one of the city's most desirable neighborhoods.

Beyond its current configuration, the property also entices with its potential and unique character, featuring the authentic charm of attic volumes that lend the apartment a warm and distinctive atmosphere. Situated on the top floor of a building without an elevator, it enjoys absolute tranquility and a privileged position away from the direct nuisances of the street.

The location is one of the main assets of this property. Just a few minutes' walk from the sea, the Promenade des Anglais, and the tramway that directly connects to Nice International Airport, the apartment benefits from an immediate environment filled with quality shops, restaurants, services, and all the amenities necessary for daily life. The Carré d'Or remains one of the most coveted areas in Nice, both for residence and investment purposes.

This property represents a rare opportunity for an investor seeking a high-performing asset, already operational

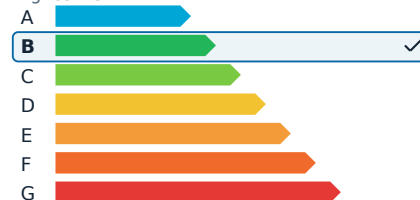
Key details

Surface area	99 m²
Bedrooms	5
Floor	4th
Lift	No
Outside space	No
Monthly charges	€190 /mo

DPE (Energy)

B

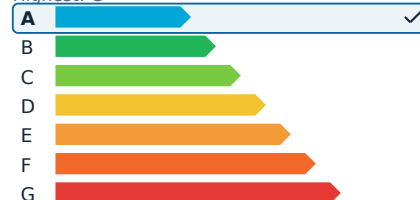
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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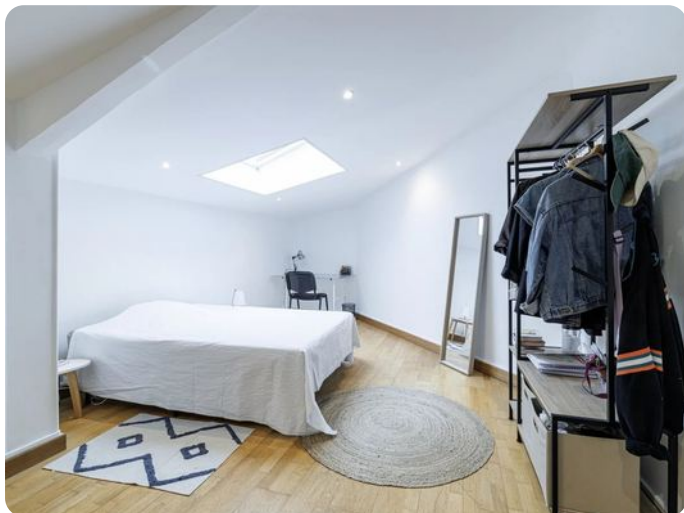
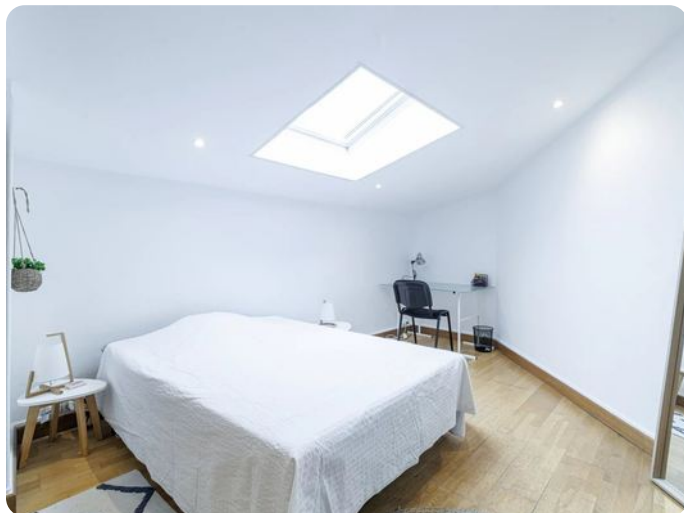
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