

## Nice Carré d'Or Apartment for Sale – 1 Bedroom, Central, Close to Sea, High Rental Yield



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	38 m2
Plot Size:	0 m2



## IN BRIEF

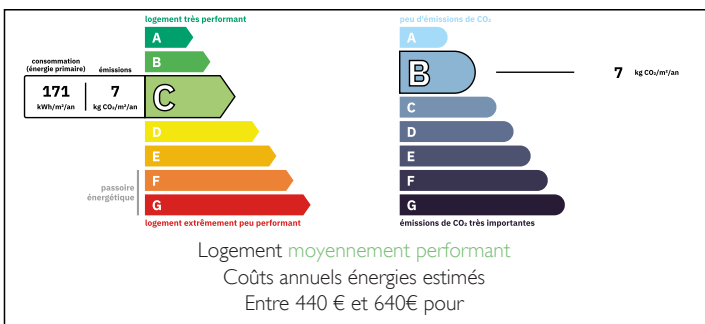
Located in the heart of the Carré d'Or, in Nice's pedestrian zone and just a short walk from the Promenade des Anglais, this 37.95 m2 1-bedroom apartment offers an exceptional investment opportunity.

Dual-aspect (north/south), quiet and fully air-conditioned, it features a living room with fitted kitchen, one bedroom, and a shower room with WC.

Currently operated as a short-term rental, the property generates strong rental income. Sold furnished and ready to use.

Prime central location close to beaches, shops, restaurants, and transport links. Ideal for investors or as a pied-à-terre in Nice.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### Overview

This apartment for sale in Nice is ideally located in the prestigious Carré d'Or, one of the most sought-after areas on the French Riviera. Set within the pedestrian zone, it benefits from immediate access to shops, restaurants, and the seafront.

Just minutes from the Promenade des Anglais, this 37.95m<sup>2</sup> property is perfectly suited for both personal use and rental investment.

Currently used as a holiday rental, it offers excellent occupancy rates and strong rental returns.

### Layout

The apartment is well designed and easy to maintain, featuring:

Living room with open-plan fitted kitchen  
One bedroom  
Shower room with WC

Additional features include:

- Air conditioning (hot and cold)
- Double glazing
- Dual-aspect layout (north/south)
- Sold fully furnished

Located on the 1st floor with elevator access, the property ensures convenience and comfort.

Facade renovation is currently underway, enhancing the long-term value of the building.

### Location

The Carré d'Or is one of the most desirable areas in Nice, highly popular among international buyers and tourists.

## LOCAL TAXES

Taxe foncière:	554 EUR
Taxe habitation:	EUR

## NOTES