



NICE · CÔTE D'AZUR

Studio Carré d'Or

A calm studio in the golden heart of Nice

10 rue de la Buffa, 06000 Nice — a light-filled 21 m² studio with herringbone oak floors, church views and the sea a few minutes' walk away.

THE APARTMENT

A quiet studio, neatly complete

A calm, light-filled studio of around 21 m² on the second floor, thoughtfully renovated in a warm, minimalist style. Herringbone oak floors, white walls and tall French windows with wrought-iron Juliet balconies give it an airy, timeless feel, while everything you need for a comfortable stay is neatly built in.



Living & sleeping area

A comfortable double bed (160×200 cm) with crisp white linen, a swivel lounge chair, a marble bistro table with bentwood chairs, a large round mirror and generous built-in wardrobes. Reversible air-conditioning keeps it cool in summer and warm in winter.

Kitchenette

A compact, fully equipped kitchen with induction hob, stainless sink, fridge, extractor hood, kettle and coffee machine, plus all the crockery, glassware and utensils you need.



Bathroom

A modern bathroom in matte grey tile, with a glass walk-in shower over a mosaic floor, designer basin, backlit mirror, heated towel rail, wall-hung WC and a washing machine.

The view

Tall windows look out over the neighbouring Gothic church and classic Niçois façades — palm trees, terracotta rooftops and bougainvillea.



FACILITIES

Everything included

- Air conditioning
- Fully-equipped kitchenette
- Fridge
- Walk-in shower
- Double bed 160×200
- Herringbone oak floors
- Bills included
- Free WiFi
- Induction hob
- Washing machine
- Heated towel rail
- Built-in wardrobes
- Iron & essentials
- Non-smoking

RENT

From €1,750 / month

Bills included. Rates vary with the season — enquire for exact dates.



GOOD TO KNOW

- Second floor, quiet inner-street aspect — calm at night.
- Long-stay and monthly lets; linen and essentials provided.
- Non-smoking, no pets. Minimum stay and deposit on request.



THE AREA

Carré d'Or — Nice's Golden Square

The Carré d'Or, or 'Golden Square', is the elegant heart of central Nice — a compact grid of handsome Belle Époque buildings, upmarket boutiques, pavement cafés and leafy squares, bounded by the Promenade des Anglais and the sea to the south. Rue de la Buffa runs through its western edge, a calm and characterful street lined with bakeries, florists, wine shops and neighbourhood restaurants.

Right next door stands Holy Trinity Anglican Church, a listed neo-Gothic landmark built between 1859 and 1862 for the English community that famously wintered in Nice. Its spire and rose window are the view from the apartment's windows. The district forms part of the UNESCO World Heritage site 'Nice, Winter Resort Town of the Riviera.'



Rue de la Buffa



Holy Trinity Church



Bougainvillea in bloom

IN THE NEIGHBOURHOOD

The sea & Promenade des Anglais	a few minutes' walk
Place Masséna & Jardin Albert 1er	5 minutes' walk
Rue de France, shops and cafés	3 minutes' walk
Cours Saleya market & Vieux Nice	12 minutes' walk
Bakeries, florists and restaurants	on the doorstep

A base for the whole Riviera

Beyond the Carré d'Or: the Promenade des Anglais and its pebble beaches, the ochre lanes and market of Vieux Nice, the hilltop views from Colline du Château, the museums of Cimiez and the port. Trains along the coast make day trips effortless — Monaco in about twenty minutes, Cannes in about thirty, with Èze, Villefranche-sur-Mer, Antibes and Menton in between.



GETTING HERE

Nice Côte d'Azur airport, by tram	about 30 minutes
Nice-Ville train station, on foot	10–15 minutes' walk
Monaco, by train	~20 min
Cannes, by train	~30 min

Enquire about your dates

Jean is happy to answer questions and arrange a visit.

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