One-bedroom apartment in Carre d'Argent

€250,000

Carre d'Argent · 1 bedroom · 29.39 m² in size

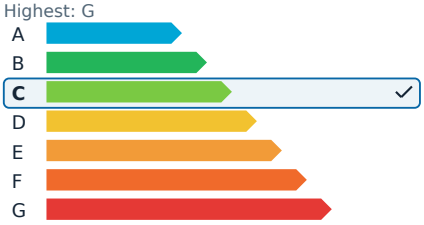


Key details

Surface area	**29.39 m²**
Bedrooms	**1**
Floor	**5th**
Lift	**Yes**
Terrace	**No**
Cellar	**No**

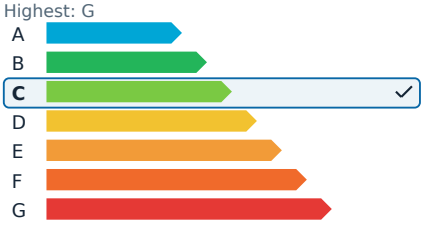
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This charming two-room apartment is situated on the top floor of a prestigious building in the Carré d'Or district of Nice. With a total area of 35 square meters (29.39 square meters according to the Carrez law), the property offers a peaceful and bright living space, ideal as a secondary residence or for rental investment. The building is just a short walk from the sea, luxury shops, and public transportation, providing both convenience and a premium address in the heart of the city.

The apartment features a beautiful living area with an open-plan kitchen, a bedroom with an integrated wardrobe, and a modern bathroom with a toilet. It is in good general condition, ready for immediate occupation or rental. The property benefits from being on the top floor, ensuring it is sunny and bright throughout the day, while the interior courtyard view guarantees absolute tranquility with no overlooking neighbors. The building also includes an elevator for added convenience.

Short-term rentals are permitted, offering significant potential for platforms like Airbnb or Booking. This makes the property an excellent choice for investors or those seeking a pied-à-terre in a sought-after neighborhood.

Monthly management cost: €110
Energy efficiency rating: Class C
Agency fees: Paid by the seller
Number of lots in the co-ownership: 25
No ongoing legal proceedings.

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