1 room in Carre d'Argent

€280,000

Carre d'Argent · 1 room · 29 m² in size

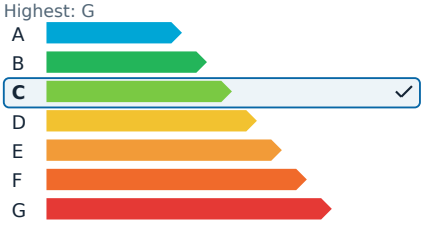


Key details

Surface area	**29 m²**
Rooms	**1**
Floor	**2nd**
Lift	**Yes**
Annual charges	**€744 /yr**

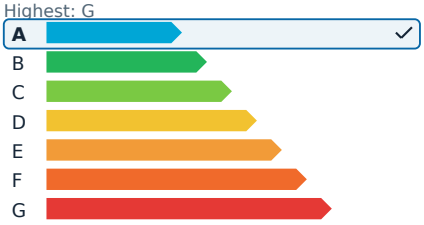
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover a charming duplex studio apartment located in the vibrant heart of Nice, right on Place Masséna. This 29.9 m² Carrez law apartment is nestled within a beautiful building that reflects the character of the city. Recently renovated, the apartment is in excellent condition and is situated on the second floor, accessible by an elevator.

The main living area is bright and welcoming, featuring an open kitchen with ample storage space and a window offering unobstructed views. Comfort is enhanced with double glazing and air conditioning. The first level also includes a separate WC. An internal staircase leads to the sleeping area, which comprises a bedroom, a dressing room, and a shower room. Additionally, a small laundry space is available to accommodate a washing machine.

This property benefits from a prime location, offering immediate access to shops, restaurants, public transport, the Old Town of Nice, the famous Promenade des Anglais, and all the conveniences of the city center. It is well-suited for use as a primary residence, a pied-à-terre, or a rental investment, with an estimated long-term rental income of approximately €800 per month excluding charges.

Key features of the property include:

- Exceptional central location in Nice
- Recently renovated apartment
- Duplex layout
- Air conditioning
- Double glazing
- Elevator access
- Low co-ownership charges
- Rental potential

Additional details:

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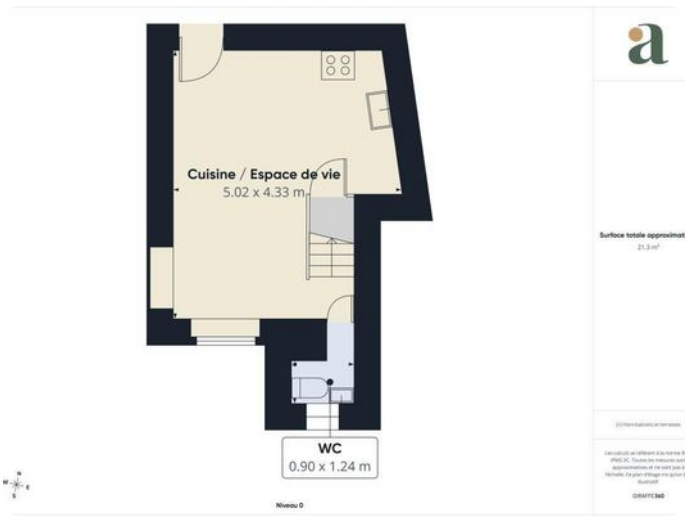









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