1 room in Carre d'Argent

€299,000

Carre d'Argent · 1 room · 34 m² in size

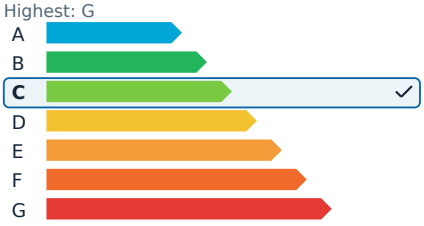


Key details

Surface area	**34 m²**
Rooms	**1**
Floor	**2nd**
Lift	**Yes**
Annual charges	**€800 /yr**

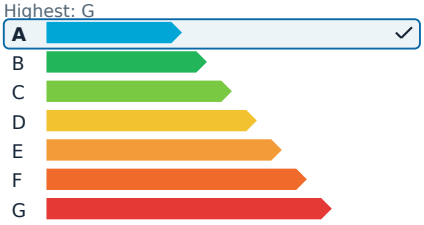
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover a charming studio apartment in the heart of Nice, located on the prestigious Place Masséna. This 33 m² property is nestled within a character-filled, listed building, combining the allure of historical architecture with modern amenities. The studio features an impressive high ceiling, creating a spacious atmosphere, and is cleverly designed with a sofa bed and mezzanine bed to enhance comfort and accommodate guests.

The apartment boasts a fully equipped, modern kitchen and a recently updated bathroom with meticulous finishes. For year-round comfort, it includes a ducted reversible air conditioning system and a new-generation individual water heater. This property is an exceptional investment opportunity, currently generating approximately €45,000 annually from seasonal rentals, offering attractive returns.

Key highlights include its prime and sought-after location, the building's distinctive charm, and the strong rental yield. With no renovations needed, this is a rare market find, ideal for investment or as a high-standard pied-à-terre in central Nice.

The property comprises one lot and is part of a co-ownership with 42 lots. The monthly management cost is €90, and the energy efficiency rating is C. The annual property tax is €1,100, and there are no ongoing legal proceedings concerning the property. Agency fees are covered by the seller.

1 room in Carre d'Argent

€299,000

Carre d'Argent · 1 room · 34 m² in size





1 room in Carre d'Argent

€299,000

Carre d'Argent · 1 room · 34 m² in size

