1 room in Carre d'Argent

€189,000

Carre d'Argent · 1 room · 20 m² in size



Key details

Surface area	**20 m²**
Rooms	**1**
Floor	**2nd**
Lift	**Yes**
Annual charges	**€677 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A	
B	
C	✓
D	
E	
F	
G	

GES (Emissions) **A**

Lowest: A
Highest: G

A	✓
B	
C	
D	
E	
F	
G	

Description

Discover a charming studio apartment in the heart of Nice's Carré d'Or, offering a cozy 20.13 square meters of living space. Situated on the second floor of a well-maintained building, this studio is easily accessible with an elevator. It has been fully renovated and is bathed in natural light with an eastern exposure. Inside, you'll find a pleasant living area with a fully equipped American-style kitchen, along with a separate shower room and toilet. For added comfort, the apartment is equipped with air conditioning.

Just a five-minute walk from Place Masséna, this location provides easy access to a variety of shops, restaurants, and public transportation options. Currently used as a seasonal rental, this studio offers a great investment opportunity. It is also available furnished, making it a turnkey solution with no renovation needed.

The property is part of a co-ownership with 53 lots, and annual shared expenses amount to 677 euros, while the property tax is 699 euros. There are no planned works for the co-ownership. The seller is responsible for the agency fees. Estimated annual energy expenses range between 394 and 534 euros.

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