1 room in Carre d'Argent

€175,000

Carre d'Argent · 1 room · 24 m² in size



Key details

Surface area	**24 m²**
Rooms	**1**
Lift	**Yes**
Annual charges	**€1,164 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

Discover a charming T2 apartment in the highly sought-after Wilson/Delille neighborhood, right in the heart of Nice's vibrant city center. This property, situated on the fifth and top floor with elevator access, offers a living space of 24.30 m² under Loi Carrez and 36.34 m² of total floor space. Currently rented, it presents a prime investment opportunity in an area with strong rental demand.

The apartment features an entrance, a main room with an open kitchen, a bedroom, and a bathroom with a toilet. It is equipped with air conditioning, enhancing the comfort of its occupants. A standout feature of this property is its significant potential for expansion. The owner has acquired two common areas, allowing for the enlargement of both the living room and the bathroom. This rare opportunity provides the chance to reimagine the space and maximize the apartment's long-term potential.

This property is an excellent opportunity for investors or buyers seeking a distinctive home in one of Nice's most desirable areas.

The apartment is part of a co-ownership with 29 main lots. The monthly management cost is €97, which includes the maintenance of common areas and cold water. Agency fees are to be paid by the seller.

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