# 1 room in Carre d'Argent

**€350,000**

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

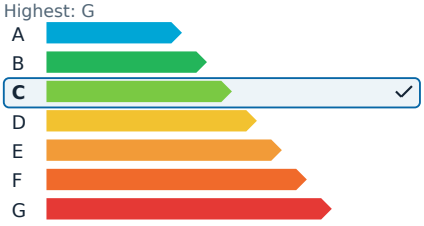



## Key details

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

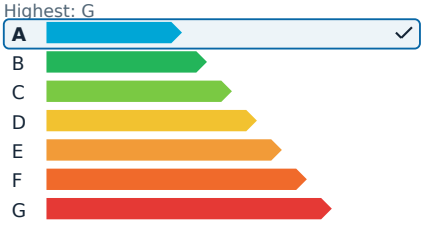
**DPE (Energy)** **C**

Lowest: A
Highest: G




**GES (Emissions)** **A**

Lowest: A
Highest: G




## Description

Discover this charming duplex studio apartment with a Carrez surface area of 29.9 m², perfectly situated in the vibrant heart of Nice at Place Masséna. Nestled within a beautiful building showcasing classic Niçois architecture, this residence offers a blend of historical charm and modern comfort.

The apartment is located on the second floor and is accessible by an elevator. It has been recently renovated and is in excellent condition. Upon entering, you'll find a welcoming living area with an open kitchen, equipped with ample storage and a window that ensures privacy. The space is enhanced by double glazing and air conditioning, providing a

comfortable living environment. This level also includes a separate WC.

An elegant staircase leads to the upper level, which features a cozy bedroom, a dressing room, and a shower room. Additionally, there is a small laundry area suitable for a washing machine.

The central location of this property is one of its key advantages, offering immediate access to shops, restaurants, public transport, the Old Town of Nice, the Promenade des Anglais, and all the conveniences of the city center. This property is suitable for a primary residence, a pied-à-terre, or a rental investment, with a potential long-term rental income estimated at approximately €800 per month, excluding charges.

Key features of the property include:

- Prime location in the heart of Nice
- Recently renovated apartment
- Duplex layout
- Air conditioning
- Double glazing
- Elevator access
- Low co-ownership charges
- Rental potential

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