1 room in Carre d'Argent

€230,000

Carre d'Argent · 1 room · 25 m² in size

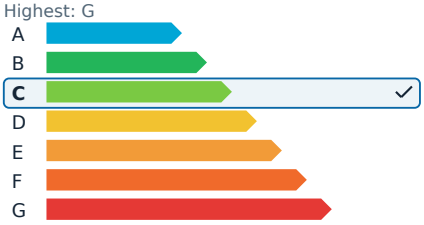


Key details

Surface area	**25 m²**
Rooms	**1**
Floor	**3rd**
Lift	**Yes**
Cellar	**Yes**
Annual charges	**€1,120 /yr**

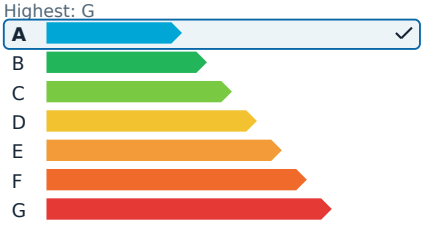
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice, within a stunning Belle Époque building, discover this charming studio apartment filled with natural light. Positioned on the third floor with elevator access, the studio features a welcoming living area with a fitted and equipped kitchen that opens onto a south-west facing balcony. The space also includes a bathroom with WC, ample storage, double glazing, and electric shutters. The apartment's prime location on Rue Hôtel des Postes places it just steps away from the tramway, shops, schools, and high schools, making it an excellent investment for rental purposes, including seasonal rentals. The building's facade and common areas have been recently renovated, ensuring a fresh and inviting environment. A healthy cellar on the ground floor adds extra convenience.

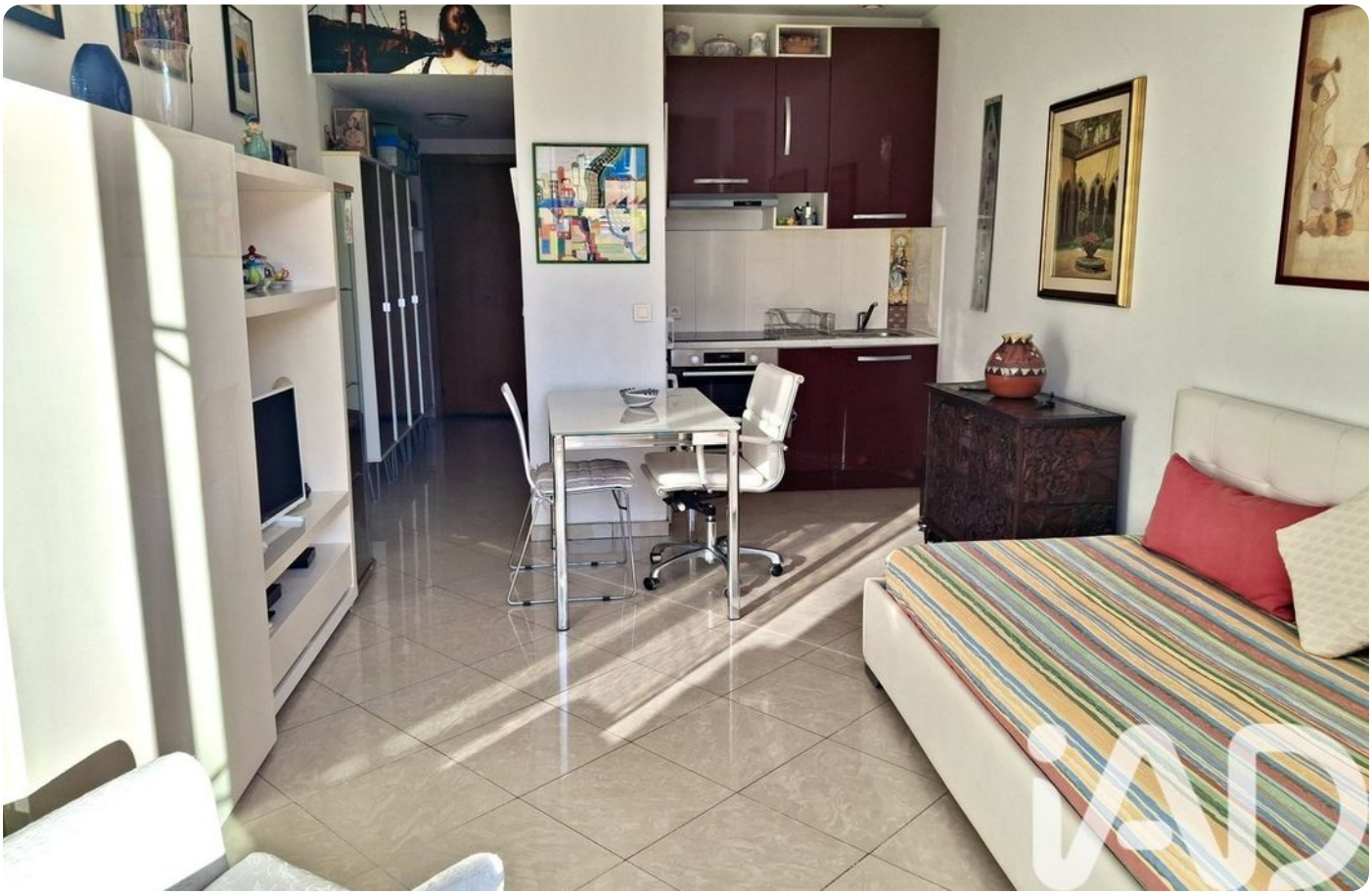
The property is part of a co-ownership of 69 lots and is not subject to any ongoing legal proceedings as per article L. 721-1 of the construction and housing code. The average monthly management cost is €93.33. The agency fees are payable by the buyer. The energy efficiency rating is ENERGY class C with an index of 177 and CLIMATE class A with an index of 5.

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