1 room in Carre d'Argent

€279,000

Carre d'Argent · 1 room · 27 m² in size



Key details

Surface area	**27 m²**
Rooms	**1**
Floor	**3rd**
Lift	**Yes**
Annual charges	**€680 /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

In the heart of the prestigious Carré d'Or district of Nice, just steps away from Place Masséna, Avenue Jean Médecin, the tramway, and the Promenade des Anglais, this superb 27 m² studio is located on the third and penultimate floor of the Palais Gioffredo. This elegant Belle Époque building features an elevator and has recently renovated common areas and façade. The apartment is in excellent condition, offering a bright living space with an optimized layout and high-quality features. It includes an air-conditioned living room with an open, fully equipped kitchen, and a spacious bathroom with a walk-in shower and toilet.

This exceptional location in one of Nice's most sought-after neighborhoods provides immediate access to shops, restaurants, public transport, and beaches, all within walking distance. With a prime address, a high-standard building, and an apartment requiring no renovation, this property is an ideal opportunity for a quality pied-à-terre, a second home, or a highly attractive rental investment.

The agency fees are 5.00% including tax, payable by the buyer. The property is part of a co-ownership comprising 27 lots, including 25 residential lots, with no ongoing legal proceedings. The annual charges amount to 680.00 euros.

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