1 room in Carre d'Argent

€188,900

Carre d'Argent · 1 room · 18 m² in size



Key details

Surface area	**18 m²**
Rooms	**1**
Floor	**5th**
Lift	**Yes**
Annual charges	**€1,286 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

In the vibrant heart of Nice, within the Jean Médecin area, lies a unique attic space on the fifth and top floor of a building equipped with an elevator. This property features a distinctive charm with its 18.05 square meters under the Carrez law and 43.48 square meters of floor area. The living space includes a cozy living room with a kitchenette and a bathroom. South-facing skylights, reversible air conditioning, double glazing, and individual electric heating enhance everyday comfort.

The property offers a bohemian bourgeois lifestyle with a serene and tranquil environment, creating a unique living experience. The optimized layout provides accommodations for up to six, making it ideal for hosting friends or short-term rentals, appealing to young people seeking the vibrant atmosphere of the city center. The proximity to Vieux-Nice, the beaches, and the Promenade des Anglais is just a tram ride away. The building also features an intercom, surveillance cameras, and a garden for secure and peaceful living.

This centrally located studio allows for easy exploration of Nice on foot. Nearby amenities include shops, restaurants, services, and the Nice-Etoile shopping center. The area is well-connected with tram lines 1 and 2 and the Nice-Ville train station, offering convenient access to the airport and port. This spacious studio is suitable as a primary or secondary residence, providing a practical base on the Côte d'Azur. For investment purposes, its location and features are attractive to students and young professionals seeking central accommodation, whether alone, as a couple, or in a shared setting.

Financial and energy details:
The property is part of a co-ownership. Current monthly provisions are 95 EUR. The property tax for 2026 is 702 EUR. Energy efficiency is rated DPE C: 234 kWh/m²/year and GES B: 8 kg CO2/m²/year.

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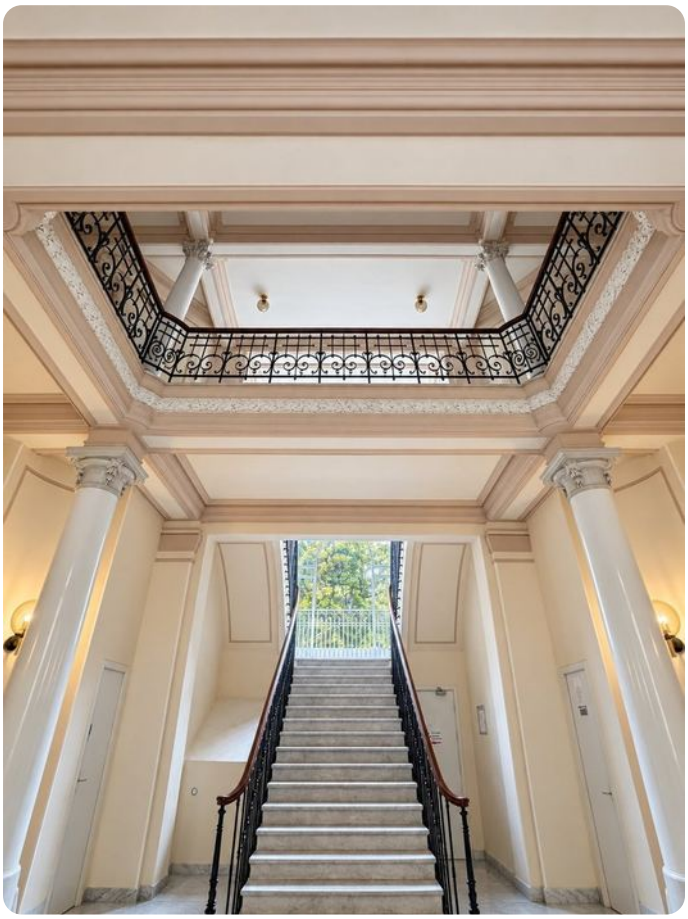



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