1 room in Carre d'Argent

€266,000

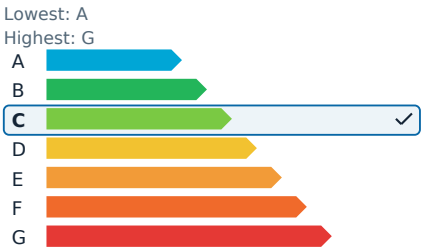
Carre d'Argent · 1 room · 22 m² in size



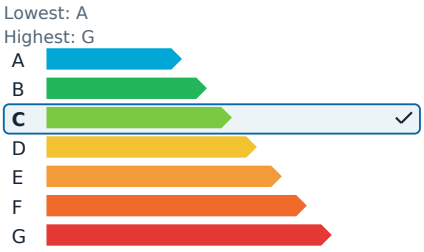
Key details

Surface area	**22 m²**
Rooms	**1**
Floor	**1st**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**

DPE (Energy) **C**



GES (Emissions) **C**



Description

This 26 square meter studio offers a unique opportunity in the heart of Nice, featuring a remarkable 45 square meter terrace—almost double the size of the living area. This expansive outdoor space is perfect for enjoying the sun of the Côte d'Azur year-round, whether for dining al fresco, sunset aperitifs, or simply unwinding in peace.

Inside, the studio is thoughtfully designed to be functional and bright, providing a comfortable living experience. The location is exceptional, with everything accessible on foot. The vibrant Old Town, bustling Place Masséna, the famous Promenade des Anglais, and the sea are just minutes away, along with shops, restaurants, and the tramway.

For investors, this property is an attractive option as the co-ownership allows for seasonal rentals like Airbnb. With its spacious terrace and sought-after location, it presents a promising rental yield and serves as an ideal pied-à-terre on the Côte d'Azur.

Co-ownership charges amount to 1,200 euros per year. The energy efficiency rating is class C, with a DPE score of 125 kWhEP/m²/year and a GES score of 24 kgepCO2/m²/year. The estimated annual energy expenses for standard use range between 760 and 1,100 euros. Agency fees are covered by the seller.

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