1 room in Carre d'Argent

€345,000

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



Key details

Surface area	**27 m²**
Rooms	**1**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€900 /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

This beautifully renovated studio apartment is situated in the historic Grand Hôtel, a distinguished building dating back to 1867 with a stunning Belle Époque façade. Positioned on the second floor, the studio enjoys a prime location on Avenue Félix Faure, one of the most desirable addresses in Nice. It overlooks the lush greenery of the Coulée Verte and is just a stone's throw away from the charming Old Town, the vibrant Place Masséna, convenient tram services, bustling shops, and the inviting Mediterranean Sea.

The studio, offering a comfortable 27.93 square meters of living space as per the Carrez law, features a bright living area with a fully equipped contemporary kitchen. This space extends to a southeast-facing balcony that provides picturesque views of the Coulée Verte and Place Masséna. The apartment also includes an entrance hall with a built-in closet and a bathroom with a toilet. Modern comforts such as reversible air conditioning, double glazing, and integrated storage solutions combine the charm of a historic building with the convenience of modern living.

This unique address is ideal for those seeking a charming pied-à-terre in Nice or a lucrative rental investment in the heart of the pedestrian city center.

Energy efficiency is rated as DPE C (117 kWh/m²/year) with GES A (3 kg CO□/m²/year). The property is part of a co-ownership consisting of 111 lots, with an annual management cost of approximately 900 euros. Agency fees of 5% including tax are the responsibility of the seller.

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