1 room in Carre d'Argent

€129,500

Carre d'Argent · 1 room · 16 m² in size



Key details

Surface area	**16 m²**
Rooms	**1**
Floor	**5th**

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 charming 16 m² studio is situated on the 5th floor of a well-maintained building on rue Alphonse Karr in Nice. Just a short 10-minute walk from the sea and conveniently close to shops and public transport, the location offers both tranquility and accessibility. The studio is bright and airy, featuring a functional layout that includes a living room with a fully equipped and furnished kitchen area, as well as a bathroom with a toilet.

The property is fully furnished and air-conditioned, making it an ideal choice for rental investment. With an estimated gross profitability of 6.53%, it presents an attractive opportunity for investors. The building comprises a co-ownership of 17 lots, ensuring a sense of community within the property.

Monthly management costs are approximately €25. The sale price of €129,500 includes agency fees.

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