1 room in Carre d'Argent

€280,000

Carre d'Argent · 1 room · 29 m² in size

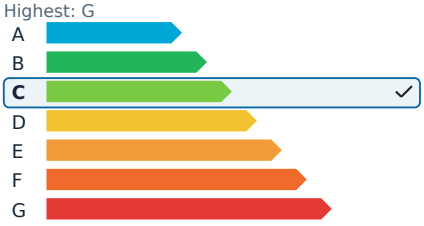


Key details

Surface area	**29 m²**
Rooms	**1**
Floor	**2nd**
Lift	**Yes**
Annual charges	**€744 /yr**

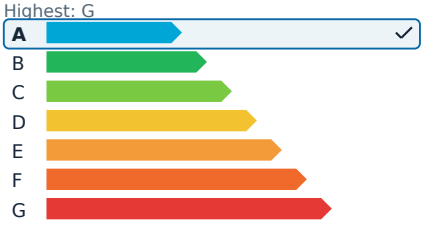
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming duplex studio, measuring 29.9 m², is perfectly positioned in the vibrant heart of Nice, right on Place Masséna. It is part of a beautiful building that showcases the unique character of traditional Niçois architecture. The apartment is located on the second floor and is accessible via an elevator. Recently renovated, it is in excellent condition.

The main living area is bright and comfortable, featuring an open kitchen with ample storage space and a window that ensures privacy. Modern conveniences such as double glazing and air conditioning enhance the living experience. On this level, there is also a separate

WC.

An internal staircase leads to the sleeping area, which includes a bedroom, a dressing room, and a shower room. Additionally, a small laundry space is available, suitable for a washing machine.

The location is a significant advantage, offering a central address close to shops, restaurants, public transport, the historic Vieux-Nice, the famous Promenade des Anglais, and all the amenities of the city center. This property is versatile, suitable as a primary residence, a pied-à-terre, or a rental investment, with an estimated long-term rental potential of approximately 800 € per month, excluding charges.

Key features of the property include:

- Prime location in the heart of Nice
- Recently renovated apartment
- Duplex layout
- Air conditioning
- Double glazing
- Elevator access
- Low co-ownership charges
- Strong rental potential

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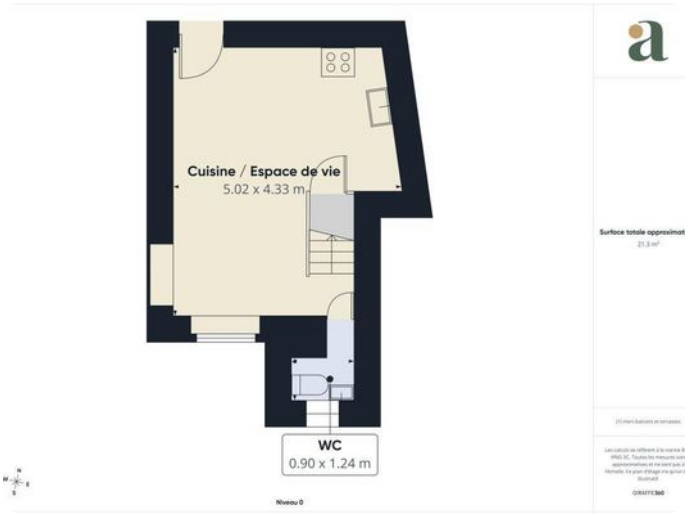


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