1 room in Carre d'Argent

€245,000

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

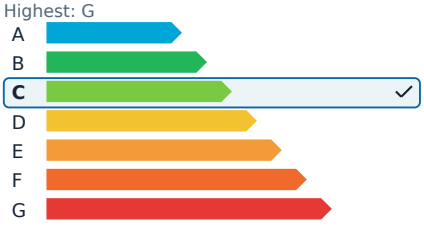


Key details

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

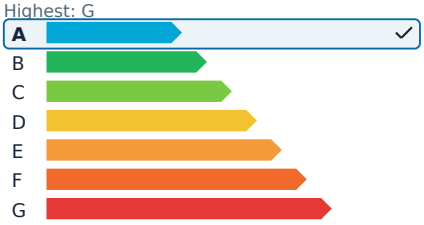
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming studio duplex, offering a compact yet efficient living space of 29.9 square meters, is situated in the vibrant heart of Nice, specifically at Place Masséna. The property is located in a classic Niçois building, adding to its character and appeal. Positioned on the second floor with elevator access, the apartment has been recently renovated, ensuring it is in excellent condition.

The main level of the studio features a welcoming living area with an open kitchen, equipped with ample storage and a window that provides unobstructed views. The inclusion of double-glazed windows and air conditioning enhances daily comfort. This level also includes a separate toilet for convenience.

A staircase leads to the upper level, where the sleeping area is located. This space includes a bedroom, a dressing room, and a shower room. Additionally, there is a small laundry area suitable for installing a washing machine.

The studio's central location is one of its major advantages, providing easy access to a wide range of amenities including shops, restaurants, and public transport. It is also close to the historic Vieux-Nice and the famous Promenade des Anglais, making it an ideal spot for enjoying the cultural and leisure offerings of the city center.

This property is versatile, suitable for use as a primary residence, a pied-à-terre, or as a rental investment, with a potential long-term rental income estimated at approximately 800 euros per month, excluding charges.

Additional features of the property include its exceptional location, recent renovations, duplex layout, air conditioning, double glazing, elevator access, and low co-ownership charges, all contributing to its rental potential.

The monthly management cost is approximately 62 euros. The energy efficiency rating is classified as C, with conventional consumption at 194 kWhEP/m² per year, and estimated emissions at 5 kg CO□/m² per year, classified as A. The estimated annual energy cost ranges between 420 euros and 568 euros. Agency fees are the responsibility of the seller.

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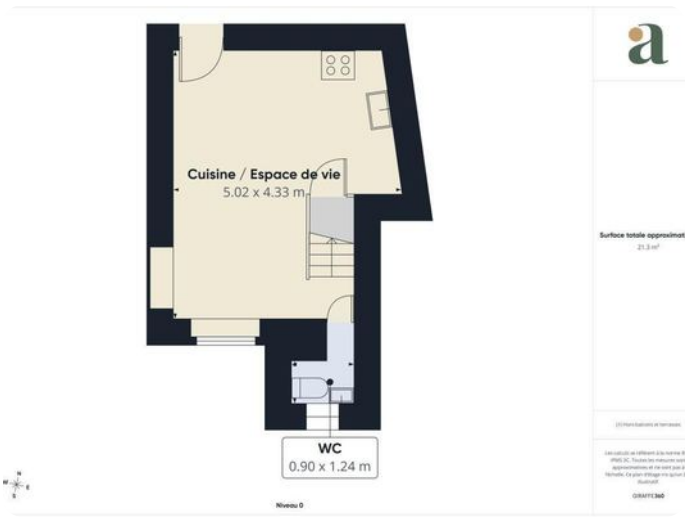









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