# 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)** **B**

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 superb 28-square-meter studio offers a prime location near the vibrant Place Massena and the lush Coulée Verte. Just steps away from the tramway, shops, the historic Old Nice with its famous market, and the iconic Promenade des Anglais with its crystal-clear waters, this property is perfectly positioned for both convenience and leisure.

Housed in the distinguished building known as "Le Grand Hôtel," once a renowned hotel, this address remains highly sought after for its elegant bourgeois façade and high-standard services. The studio is bathed in natural light thanks to its southeast exposure and is located on the second floor, accessible by elevator. It is sold fully furnished and features an entrance with built-in closets, a living area with a balcony offering stunning views of the Coulée Verte, a fully equipped open kitchen, and a bathroom with a shower and toilet.

This property is ideal as a pied-à-terre or for rental investment, as seasonal rentals are permitted. Its proximity to Place Massena places it in the heart of Nice's most desirable and enduring market area.

The agency fees are included and are the responsibility of the seller. The annual property tax is 880 euros, and the monthly management costs are 75 euros.

# 1 room in Carre d'Argent

**€345,000**

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






# 1 room in Carre d'Argent

**€345,000**

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













