1 room in Carre d'Or

€245,000

Carre d'Or · 1 room · 27 m² in size



Key details

Surface area	**27 m²**
Rooms	**1**
Floor	**3rd**
Lift	**Yes**
Annual charges	**€1,272 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

This fully renovated and furnished studio apartment spans 27 square meters and is located on the third floor of a prestigious building equipped with an elevator. The property boasts high-quality features, including air conditioning, central heating, double glazing, a secure door, video intercom, thermodynamic water heater, a walk-in shower, and a foldaway bed. Additionally, there is a 7-square-meter cellar for extra storage.

The apartment presents a turnkey opportunity, making it an attractive investment for high rental yields, suitable for both short-term and long-term rentals. Its prime location is just steps away from the Promenade des Anglais, offering easy access to shops and public transport.

The property is part of a co-ownership with a total of 35 lots. The annual budget for common expenses is 1,272 euros. Agency fees are covered by the seller. Estimated annual energy costs for standard usage range between 460 and 720 euros, with energy prices indexed in 2023.

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