1 room in Carre d'Or

€245,000

Carre d'Or · 1 room · 20 m² in size



Key details

Surface area	**20 m²**
Rooms	**1**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€840 /yr**

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 studio apartment is a rare find in the most luxurious part of Nice's Carré d'Or. Positioned on a high floor, it boasts a southern exposure and has been recently renovated. The balcony, offering a peaceful retreat, is perfect for a table for two. Inside, the living space is air-conditioned and features an open kitchen, complemented by a separate shower room with a WC.

Its prime location, just steps from Place Masséna and close to the pedestrian zone, makes it an ideal pied-à-terre or a prestigious investment opportunity, with seasonal rentals already established in the building.

Energy efficiency is rated as class C. Annual charges amount to €840, and the property is part of a co-ownership with 106 main lots. No legal proceedings are ongoing within the co-ownership. Estimated annual energy expenses range from €460 to €510 based on 2023 energy prices. Agency fees will be fully covered by the seller.

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