Two-bedroom apartment in Carre d'Or

€489,000

Carre d'Or · 2 bedrooms · 70 m² in size

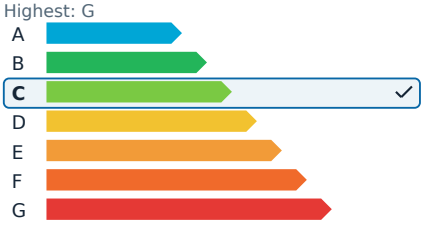


Key details

Surface area	**70 m²**
Bedrooms	**2**
Floor	**1st**
Lift	**No**
Outside space	**No**
Monthly charges	**€144 /mo**

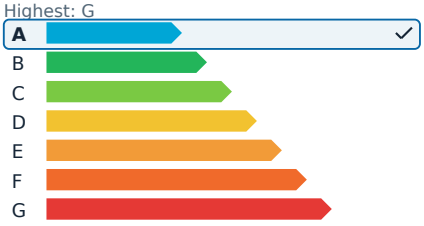
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice's prestigious Carré d'Or, this charming 70.42 m² apartment is just a short stroll from the famous Promenade des Anglais and the beautiful beaches. Situated on the first floor of an elegant bourgeois building, the apartment boasts spacious rooms, high ceilings, and the timeless appeal of classic architecture.

The layout includes an entrance hall, a living room, two bedrooms, a separate kitchen, a bathroom, and a separate toilet. The apartment is fully air-conditioned and features individual hot water supply. With an excellent energy efficiency rating of C, the property also benefits from well-managed monthly charges.

This sought-after location is ideal for those looking to invest, with strong rental potential, whether for a year-round furnished rental or a seasonal let. The area is prized for its proximity to the sea, shops, restaurants, and public transport, making it perfect as a primary residence, a pied-à-terre on the Côte d'Azur, or a rental investment.

Monthly management cost: 144 €
Energy efficiency rating: C
Agency fees: Paid by the seller
Number of lots in co-ownership: 20
Ongoing legal proceedings: None

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