2 rooms in Carre d'Argent

€168,000

Carre d'Argent · 2 rooms · 38 m² in size



Key details

Surface area	**38 m²**
Rooms	**2**
Floor	**1st**
Annual charges	**€1,187 /yr**

DPE (Energy)

NS

GES (Emissions)

NS

Description

Discover a charming 2-room apartment in the highly sought-after Port of Nice neighborhood. This 38.64 m² property is situated on the first floor of a characterful 1950s building. The apartment features a west-facing living room, a bedroom, an independent kitchen that is both fitted and equipped, and a bathroom with a toilet. While some renovations are needed, the apartment offers a peaceful living environment typical of the era.

The location is exceptional, just 1 km from the train station and in close proximity to shops, public transport, and schools such as Groupe scolaire Pierre Merle and École primaire Merle. The area provides all necessary amenities, making it ideal for both everyday living and investment purposes. Seasonal rentals are permitted, making this property a great opportunity for a profitable rental investment or a convenient pied-à-terre.

The apartment is currently rented under a furnished lease until the end of March 2027, with a reliable tenant paying 720€ plus 20€ in charges per month. This rare find in one of Nice's most desirable areas combines comfort, tranquility, and a strategic location.

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