2 rooms in Carre d'Argent

€199,000

Carre d'Argent · 2 rooms · 22 m² in size



Key details

Surface area	**22 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€600 /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

Discover a charming two-room apartment in the vibrant heart of Nice, just steps away from the bustling avenue Jean Médecin. This 22.35 m² apartment offers an exceptional location with immediate access to shops, public transport, and a variety of restaurants. Nestled within a beautiful residence, the apartment has been fully renovated, ensuring high-quality features and an impeccable condition. Situated on the third floor with elevator access, it provides a level of comfort that is rare for properties of this size. With no renovations needed, it is a turnkey solution, ready for immediate use.

The apartment's ultra-central location is complemented by its modern renovations and easy access to the tramway and local shops. The residence itself is pleasant and welcoming, making it an ideal choice for those seeking a profitable rental investment or a cozy pied-à-terre on the Côte d’Azur. Short-term rentals, such as Airbnb, are permitted, enhancing its potential for high returns. This property is a must-see for investors and those looking for a convenient base in Nice.

The property is part of a co-ownership comprising 116 lots and is free from any ongoing legal proceedings. The average monthly management cost is €50. The energy efficiency rating is classified as C, with an energy index of 213 and a climate index of 21. The agency fees are covered by the seller.

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