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 two-room apartment in the highly sought-after Port of Nice district. This 38.64 m² property is situated on the first floor of a characterful 1950s building. Inside, you'll find a west-facing living room, a bedroom, an independent, fully equipped kitchen, a shower room, and separate toilets. The apartment is currently rented with a reliable tenant under a furnished lease, providing a steady income stream until the end of March 2027.

The location offers the best of Nice living, being just steps away from the port and surrounded by quality shops and amenities. It's conveniently located 1 km from the train station and close to public transport and schools such as Groupe scolaire Pierre Merle and École primaire Merle. The area is known for its excellent quality of life, making this property an ideal investment for rental income or as a future pied-à-terre. Seasonal rentals are permitted, enhancing its investment potential.

The apartment is part of a co-ownership of 12 lots and requires some refreshing, providing a great opportunity for value enhancement. The annual budget share is 1,187 €. The sale price includes agency fees of 5.26% TTC, payable by the buyer. There are no ongoing legal proceedings, and the property is not subject to an energy efficiency rating.

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