2 rooms in Carre d'Argent

€250,000

Carre d'Argent · 2 rooms · 29 m² in size

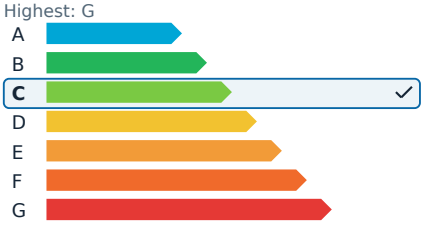


Key details

Surface area	**29 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**

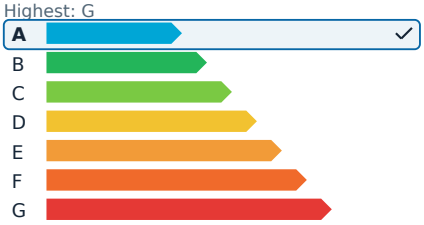
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover a charming two-room apartment in the prestigious Carré d'Or district of Nice, offering an exceptional location just steps from the sea, high-end shops, and convenient transport links. This top-floor residence, accessible by elevator, spans a total area of 35 square meters (29.39 square meters according to Carrez law) and is bathed in sunlight throughout the day. The apartment provides a serene living environment, overlooking an interior courtyard with no direct view from neighbors.

The property features a beautiful living area with an open-plan kitchen, a bedroom with a built-in wardrobe, and a modern bathroom with a toilet. It is in good general condition, ready for immediate occupancy or rental. The building itself is of high standing, equipped with an elevator, and allows for short-term rentals, making it an excellent opportunity for Airbnb or Booking investments. This apartment is ideal as a pied-à-terre, for investors, or as a first-time purchase in this sought-after neighborhood.

Monthly management cost: €110.
Agency fees are covered by the seller.
The property is part of a co-ownership of 25 lots.
There are no ongoing legal proceedings.
Energy efficiency rating is class C, with a climate rating of class A.
Estimated annual energy costs for standard use range between €553 and €749, based on 2021 energy prices.

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