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

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 prestigious Carré d'Or district of Nice. This top-floor residence offers 35 square meters of living space, with 29.39 square meters under the Carrez law, ensuring a spacious and comfortable environment. The building is well-maintained and features an elevator for easy access. Just steps away from the sea, high-end shops, and convenient transportation, this property is perfect as a secondary home or a rental investment.

Enjoy the tranquility of a home that faces an inner courtyard, providing a peaceful retreat without any overlooking neighbors. The apartment is bathed in natural light throughout the day, thanks to its top-floor position. It boasts a lovely living area with an open-plan, fully-equipped kitchen, a bedroom with built-in storage, and a modern bathroom with a toilet. The property is in good general condition, ready for immediate occupancy or rental. Short-term rentals are permitted, offering excellent potential for platforms like Airbnb or Booking.

Monthly management cost: €110
Energy efficiency rating: Class C
Agency fees: Paid by the seller
Number of lots in the co-ownership: 25
No ongoing legal proceedings

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