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 located in the prestigious Carré d'Or district of Nice. This top-floor residence, accessible by elevator, offers a total area of 35 square meters (29.39 square meters Carrez law) and is just steps away from the sea, luxury shops, and convenient transport links. The apartment is bathed in natural light throughout the day and ensures tranquility, overlooking an interior courtyard with no direct views from neighboring properties.

The living space is complemented by a modern open-plan kitchen, a bedroom with a built-in wardrobe, and a contemporary bathroom with a toilet. The apartment is in good general condition, making it ready for immediate occupancy or rental. The building itself is of high standing and permits short-term rentals, presenting a strong potential for platforms like Airbnb and Booking. This property is ideal as a pied-à-terre, an investment opportunity, or a first-time purchase in a highly sought-after area.

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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