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) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

Discover a charming two-room apartment on the top floor of a prestigious building in the heart of Nice's Carré d'Or. Just steps away from the sea, high-end shops, and convenient transport links, this property offers a tranquil retreat with its serene courtyard view and absence of direct neighbors. Spanning a total area of 35 m² (29.39 m² Carrez law), the apartment is bathed in sunlight throughout the day, thanks to its elevated position.

The living space features a beautifully arranged open kitchen, while the bedroom includes a built-in wardrobe for ample storage. A modern bathroom with a WC completes the layout. The apartment is in good overall condition, making it ready for immediate occupancy or rental. The building itself is well-maintained and equipped with an elevator, enhancing the convenience and appeal of this residence. Short-term rentals are permitted, offering strong potential for platforms like Airbnb or Booking.

Monthly management costs are €110, and the property is part of a co-ownership comprising 25 lots. The seller will cover the agency fees. The energy efficiency rating is C, with a climate rating of A. There are no ongoing legal proceedings related to the property.

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