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 on the top floor in the prestigious Carré d'Or district of Nice. This property offers a serene and quiet environment, perfect for a secondary residence or rental investment. With a total area of 35 m² (29.39 m² Carrez law), the apartment is part of an elegant building just steps away from the sea, luxury shops, and convenient transport links.

The apartment boasts a bright and sunny living space all day long, thanks to its top-floor position. It overlooks a peaceful inner courtyard, ensuring privacy with no overlooking neighbors. The living area features a well-designed open kitchen, and the bedroom includes a built-in wardrobe. The modern bathroom is equipped with a shower and toilet. The apartment is in good condition and ready to move in or rent out, with short-term rentals permitted, offering great potential for platforms like Airbnb or Booking.

Monthly management cost is €110. The energy efficiency rating is Class C, and the climate rating is also Class C. The agency fees are covered by the seller. The property is part of a co-ownership consisting of 25 lots, and there are no ongoing legal proceedings. Estimated annual energy expenses range from €553 to €749 for standard usage, including subscriptions.

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