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 of a prestigious building in the Carré d'Or district of Nice. Just steps away from the sea, high-end shops, and convenient transport links, this property offers a tranquil retreat in an exceptional location. With a total area of 35 square meters (29.39 square meters Carrez), the apartment is bright and sunny throughout the day, thanks to its top-floor position and interior courtyard view, ensuring absolute peace and privacy.

The apartment features a beautifully designed living area with an open-plan kitchen, a bedroom with a built-in wardrobe, and a modern bathroom with a WC. It is in excellent condition, ready for immediate occupancy or rental. The building itself is of high standing and includes an elevator. Additionally, short-term rentals are permitted, making it an excellent opportunity for Airbnb or Booking investments.

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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