2 rooms in Carre d'Argent

€350,000

Carre d'Argent · 2 rooms · 31 m² in size

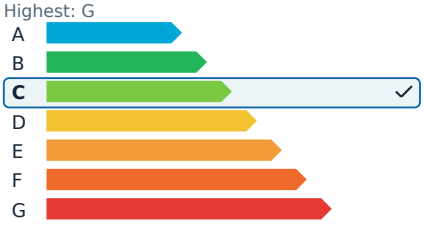


Key details

Surface area	**31 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Annual charges	**€672 /yr**

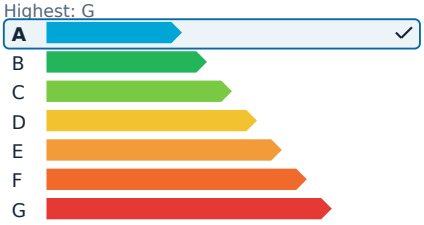
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover a charming two-room apartment perfectly positioned at the gateway to the historic Vieux Nice, just a stone's throw from the lively Place Masséna and the lush expanse of the Coulée Verte. This delightful property spans 29.10 m² according to Carrez law (31.11 m² total floor area) and is situated on the first floor of a well-maintained, prestigious building equipped with an elevator.

The apartment is bright and air-conditioned, featuring high-quality finishes throughout. It boasts a welcoming living area with a fully equipped open kitchen, a bedroom with custom storage solutions, and a modern shower room. There are no renovations needed, and the property comes with low co-ownership charges and an excellent energy efficiency rating, classified as DPE class C and GES class A.

This property offers a rare investment opportunity in a highly sought-after area. Currently under a student lease with a high rental yield until May 31, 2027, it provides secure and profitable rental income with the potential to transition to mixed or seasonal rental in the future.

The property has an excellent energy efficiency rating of DPE class C and GES class A.

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