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 situated on the top floor of a prestigious building in the sought-after Carré d'Or district of Nice. This property offers a tranquil living experience, perfect for a secondary residence or a rental investment. With a total area of 35 square meters (29.39 square meters Carrez), the apartment is just steps away from the sea, high-end shops, and convenient transport links.

The apartment boasts a premium address in the heart of the Carré d'Or and benefits from abundant sunlight throughout the day. It overlooks a quiet inner courtyard, ensuring complete privacy. The living area features an open-plan, fully equipped kitchen, while the bedroom includes a built-in wardrobe. A modern bathroom with a toilet completes the layout. The property is in good general condition and is ready for immediate occupancy or rental. The building itself is of high standing and includes an elevator. Short-term rentals are permitted, making it an attractive option for platforms like Airbnb or Booking.

Monthly management costs are 110 €. The energy efficiency rating is C, with estimated annual energy expenses ranging between 553 € and 749 € for the years 2021, 2022, and 2023. The agency fees are covered by the seller. The property is part of a co-ownership comprising 25 lots, with no ongoing legal proceedings.

2 rooms in Carre d'Argent

€250,000

Carre d'Argent · 2 rooms · 29 m² in size





2 rooms in Carre d'Argent

€250,000

Carre d'Argent · 2 rooms · 29 m² in size







