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 delightful two-room apartment located in the prestigious Carré d'Or district of Nice. This charming property is perfectly positioned just steps away from the sea, upscale shops, and convenient transport links. Situated on the top floor of a distinguished building, the apartment spans a total area of 35 square meters (29.39 square meters under the Carrez law) and is accessible by elevator.

The apartment boasts a premium address in the heart of Carré d'Or, offering a bright and sunny atmosphere throughout the day. It provides absolute tranquility, overlooking an inner courtyard with no direct views from neighboring properties. The living area features a well-appointed open kitchen, while the bedroom includes a built-in wardrobe. A modern bathroom with a toilet completes the space, which is in excellent condition and ready for immediate use or rental. The building itself is of high standing, and short-term rentals are permitted, making it an attractive option for Airbnb or Booking.com listings.

Monthly management cost: €110
Energy efficiency rating: Class C
Agency fees are paid by the seller.
Number of lots in the co-ownership: 25
No ongoing legal proceedings.

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