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) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

Discover a delightful two-room apartment located on the top floor of a prestigious building in the heart of Nice's Carré d'Or. This charming property, with a total area of 35 m² (29.39 m² Carrez), is just a stone's throw away from the sea, luxury shops, and convenient transport links. The apartment is bathed in natural light throughout the day, offering absolute tranquility as it overlooks an interior courtyard with no direct view of neighbors.

The living space features a beautifully arranged open kitchen, while the bedroom includes a built-in wardrobe for added convenience. The modern bathroom is equipped with a shower and toilet. The apartment is in good general condition, ready for immediate occupancy or rental. The building is well-maintained and includes an elevator, enhancing comfort and accessibility. Short-term rentals are permitted, offering excellent potential for platforms like Airbnb and Booking.

Monthly management cost: €110.
Agency fees are the responsibility of the seller.
The property is part of a co-ownership of 25 lots.
Energy efficiency rating: Class C, Climate class: A.
No ongoing legal proceedings.

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