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 this charming two-room apartment, perfectly positioned in the prestigious Carré d'Or area of Nice. Just a short stroll from the sea, high-end shops, and convenient transport links, this property offers an exceptional location. Set on the top floor of a well-maintained building with an elevator, the apartment spans a total area of 35 square meters, with 29.39 square meters under the Carrez law.

The apartment boasts a bright and sunny atmosphere throughout the day. It offers absolute tranquility, overlooking an inner courtyard with no direct neighbors. The living area is enhanced by an open-plan, fully equipped kitchen, providing a welcoming space for relaxation or entertaining. The bedroom includes a built-in wardrobe, and the modern bathroom features a shower and WC. The property is in good general condition, ready for immediate occupancy or rental. Short-term rentals are permitted, making it a strong candidate for Airbnb or Booking investments.

Monthly management cost: €110. The energy efficiency rating is classified as C, with a climate rating of A. The agency fees are covered by the seller. The property is part of a co-ownership consisting of 25 lots. There are no ongoing legal proceedings.

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