2 rooms in Carre d'Argent

€284,000

Carre d'Argent · 2 rooms · 21 m² in size



Key details

Surface area	**21 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Annual charges	**€672 /yr**

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

This beautifully renovated two-room apartment is set on the third floor of a charming 1890 bourgeois residence, which has been carefully restored and features a caretaker on the pedestrian street of Masséna. The property seamlessly blends the charm of traditional Niçoise stone with the comfort of modern renovations. Upon entering, you are greeted by bright, well-finished spaces that reflect a meticulous renovation completed three years ago.

The living area is designed around a lounge filled with soft light, which extends into a distinct dining room, elegantly structuring the space. Thoughtfully integrated storage solutions maintain a sense of openness across the 35 square meters of living space. The west-north exposure provides a pleasant atmosphere, especially in the afternoon and evening hours.

Upstairs, a mezzanine dedicated to sleeping quarters naturally separates the rest and living areas. Additional storage on the mezzanine optimizes the available space, offering a sense of spaciousness uncommon in properties of this size. The reversible air conditioning ensures comfort throughout the year. With 21 square meters under the Carrez law, the apartment is a turnkey solution, ready for immediate occupancy.

This two-room apartment appeals to both investors seeking a valuable asset and those looking for an elegant pied-à-terre or secondary residence in the heart of Nice. Its prime location is a significant asset: the Carré d'Or area is known for its boutiques, restaurants, and iconic addresses, all accessible from rue Masséna.

The Mediterranean Sea is just a short 100-meter walk away, and the Promenade des Anglais, Place Masséna, and the tramway are all within minutes. This coveted address attracts both French and international clients, embodying the relaxed lifestyle of the French Riviera.

Monthly management cost: 56 €
Energy efficiency rating: DPE C, GES A
Agency fees: Paid by the seller
Number of lots in the co-ownership: Not specified
Ongoing legal proceedings: None

2 rooms in Carre d'Argent

€284,000

Carre d'Argent · 2 rooms · 21 m² in size





2 rooms in Carre d'Argent

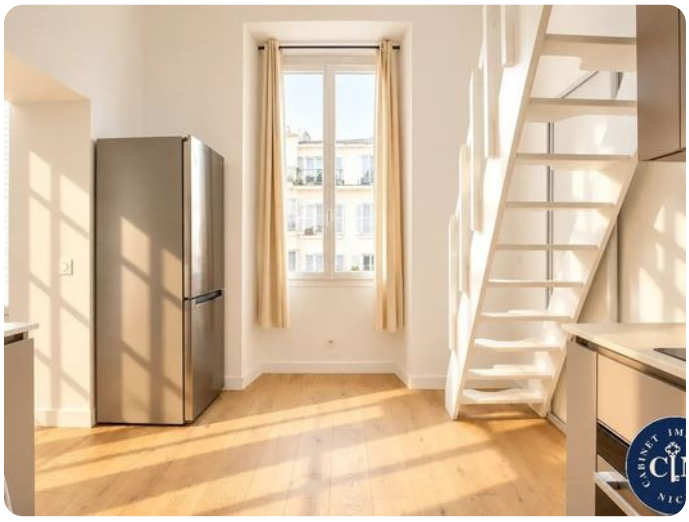
€284,000

Carre d'Argent · 2 rooms · 21 m² in size













2 rooms in Carre d'Argent

€284,000

Carre d'Argent · 2 rooms · 21 m² in size

