2 rooms in Carre d'Argent

€262,500

Carre d'Argent · 2 rooms · 38 m² in size



Key details

Surface area	**38 m²**
Rooms	**2**
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

This charming commercial space, currently transformed into a stunning two-room apartment, is situated in the heart of Nice, near the vibrant Carré d'Or. The property spans 38 square meters and is located on the ground floor facing a quiet street. The apartment has been fully renovated and furnished with high-quality materials and meticulous attention to detail.

Inside, the spacious 24-square-meter living room includes ample storage and a fully equipped open-plan kitchen. The bedroom, measuring nearly 11 square meters, features a window overlooking the courtyard and additional storage options. The property also includes a bathroom with a toilet and benefits from reversible air conditioning. Registered as a furnished tourist apartment with the Nice town hall, it boasts an official 4-star rating, making it an attractive option for investors interested in continuing its rental activity. This turnkey property is sure to captivate anyone who steps inside.

The property is part of a co-ownership consisting of 43 lots. There are no ongoing legal proceedings. The energy efficiency rating is class C, and the climate class is A, with estimated annual energy costs ranging from €631 to €853, including subscriptions. Agency fees are the responsibility of the seller.

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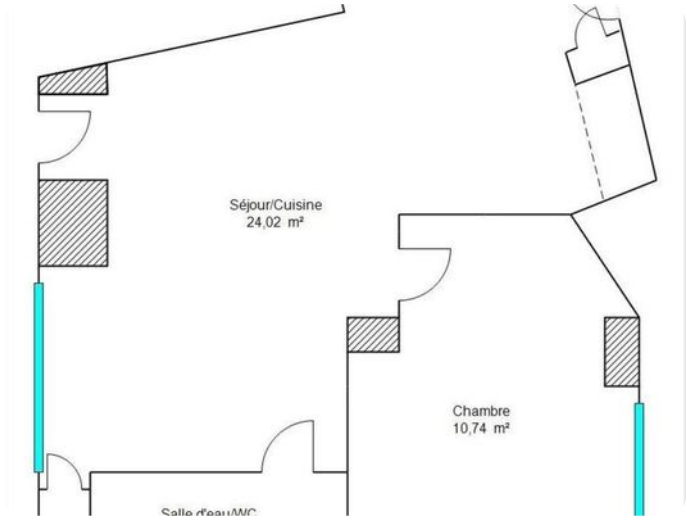

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