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

This charming two-room apartment is located in a prestigious building in the heart of Nice's Carré d'Or, just a short walk from the sea, upscale shops, and transport links. With a total area of 35 m² (29.39 m² under Carrez law), this top-floor unit benefits from abundant natural light throughout the day and offers a peaceful setting overlooking an interior courtyard with no direct views from neighbors. The living space features a beautifully arranged open kitchen, a bedroom with an integrated closet, and a modern bathroom with a toilet. The apartment is in good overall condition, making it ready for immediate living or rental. The building is well-maintained and equipped with an elevator, and short-term rentals are permitted, offering strong potential for platforms like Airbnb or Booking.

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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