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) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

This charming two-room apartment is located in the prestigious Carré d'Or district of Nice. Positioned on the top floor of a high-end building with an elevator, the property offers a total area of 35 square meters, with 29.39 square meters under the Carrez law. The apartment benefits from abundant natural light throughout the day and provides a peaceful retreat as it overlooks an interior courtyard with no direct views from neighboring properties.

The living space features a beautifully arranged open-plan kitchen, while the bedroom comes with an integrated closet for efficient storage. The modern bathroom includes a shower and toilet. The apartment is in good general condition, making it ready to move in or rent out immediately. Short-term rentals are permitted, presenting a strong potential for platforms like Airbnb or Booking.

Situated just steps away from the sea, luxury shops, and public transport, this property is an ideal choice for a secondary residence, an investment opportunity, or a first-time purchase in a highly sought-after area.

Monthly management cost: 110 €.
Energy efficiency rating: Class C.
Agency fees are borne by the seller.
The building is part of a co-ownership with 25 lots.
There are no ongoing legal proceedings.
Estimated annual energy expenses range from 553 € to 749 € for standard usage, including subscriptions, over the years 2021, 2022, and 2023.

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