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 on the top floor of a prestigious building in the Carré d'Or district of Nice. Just a short stroll from the sea, luxury shops, and transport links, it offers a total surface area of 35 m² (29.39 m² Carrez law). The property is accessible via an elevator and is ideal as a secondary residence or rental investment.

The apartment boasts a premium address in the heart of the Carré d'Or and is bathed in natural light throughout the day. It offers a peaceful environment, overlooking an interior courtyard with no direct views from neighbors. The living area features a beautifully arranged open-plan kitchen, while the bedroom includes a built-in wardrobe. A modern bathroom with a toilet completes the interior, which is in good general condition and ready for immediate occupancy or rental. The building permits short-term rentals, presenting a strong potential for platforms like Airbnb or Booking.

Monthly management cost is 110 €. The property belongs to a co-ownership of 25 lots. There are no ongoing legal proceedings. The energy efficiency rating is class C, with estimated annual energy costs ranging from 553 € to 749 € for standard usage, including subscriptions. Agency fees are covered by the seller.

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