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 highly sought-after Carré d'Or district of Nice. With a total surface area of 35 m² (29.39 m² Carrez), it offers a peaceful retreat just steps from the sea, luxury shops, and convenient transport links. The apartment is bright and sunny throughout the day, providing a serene atmosphere as it overlooks an interior courtyard with no direct view from neighbors.

The living space features a beautifully arranged open-plan kitchen, a bedroom with a built-in wardrobe, and a modern bathroom with a toilet. The property is in good general condition, making it ready for immediate occupancy or rental. The building itself is of high standing and includes an elevator. 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.
The property is part of a co-ownership of 25 lots.
No ongoing legal proceedings.

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