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 situated in the prestigious Carré d'Or area of Nice, just a short walk from the sea, high-end shops, and convenient transport options. Located on the top floor of a well-maintained building with an elevator, the apartment offers a total area of 35 square meters, with 29.39 square meters as per the Carrez law.

The property boasts a premium address in the heart of Carré d'Or and benefits from being bright and sunny throughout the day due to its top-floor position. It overlooks a quiet inner courtyard, ensuring complete privacy. Inside, you'll find a beautiful living area with a fully equipped open kitchen, a bedroom with an integrated wardrobe, and a modern bathroom with a toilet. The apartment is in good general condition, ready to move in or rent out, and short-term rentals are permitted, offering strong potential for platforms like Airbnb or Booking.

Monthly charges for the apartment are 110 euros, and the property tax is 750 euros. It is part of a co-ownership with 25 lots, and there are no ongoing legal proceedings. The energy efficiency rating is class C, with estimated annual energy costs between 553 euros and 749 euros, including subscriptions, for the years 2021, 2022, and 2023. Agency fees are covered by the seller.

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