# 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 situated on the top floor of a prestigious building in the coveted Carré d'Or area of Nice. Just steps away from the sea, high-end shops, and convenient transport options, this property offers an exceptional location for a secondary residence or rental investment. Spanning a total area of 35 square meters (29.39 square meters Carrez), the apartment is bathed in natural light throughout the day and enjoys a peaceful setting, facing an inner courtyard with no overlooking neighbors.

The apartment features a beautiful living area with a fully equipped open kitchen, a bedroom with an integrated wardrobe, and a modern bathroom with a toilet. The property is in good general condition, ready for immediate living or renting, and is located in a well-maintained building with an elevator. Short-term rentals are permitted, providing strong potential for platforms like Airbnb or Booking.

Monthly management cost: €110.
Energy efficiency rating: Class C, Climate class A.
Agency fees are the responsibility of the seller.
The property is part of a co-ownership with 25 lots.
There are no ongoing legal proceedings.

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