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 on the top floor of a prestigious building in the Carré d'Or area of Nice, just a short walk from the sea, upscale shops, and public transport. The apartment offers a total surface area of 35 m², with 29.39 m² measured by the Carrez law. It is accessible by an elevator, providing a peaceful living environment with views over an interior courtyard, ensuring privacy with no direct views from neighboring properties.

The apartment is bright and sunny throughout the day, featuring a well-designed living space with an open-plan, fully equipped kitchen. There is a bedroom with an integrated wardrobe and a modern bathroom with a shower and toilet. The property is in good general condition, ready for immediate occupancy or rental, and short-term rentals are permitted, offering strong potential for platforms like Airbnb or Booking.

This property is ideal for use as a pied-à-terre, an investment opportunity, or a first-time purchase in a highly sought-after neighborhood.

Monthly management cost: 110 €
Energy efficiency rating: C
Agency fees: Paid by the seller
Number of lots in co-ownership: 25
No ongoing legal proceedings

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