2 rooms in Carre d'Or

€325,000

Carre d'Or · 2 rooms · 37 m² in size



Key details

Surface area	**37 m²**
Rooms	**2**
Floor	**3rd**

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

In the heart of the highly sought-after Rue de France and just a few minutes' walk from the Promenade des Anglais, this charming 2/3-room apartment offers a comfortable living space of 37.11 m². Situated on the third floor of a well-maintained building with an elevator, the apartment is in excellent condition and ready for immediate occupancy or rental.

The property features a living room with a dining area, a bedroom measuring 7.5 m², a fully equipped kitchen, and a lovely mezzanine of over 9 m² that provides additional space. There is also a bathroom with a toilet. The apartment has been completely repainted, enhancing its appeal as a ready-to-move-in or rental property. Seasonal rentals are permitted, making it an attractive investment opportunity.

The apartment overlooks the street and benefits from controlled charges of 80 € per month. It features individual heating and hot water systems. The building’s location offers convenient access to shops, restaurants, and bus services right at its doorstep, with the tramway just a short walk away.

Monthly management cost: 80 € per month.

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