Three-bedroom apartment in Carre d'Or

€157,000

Carre d'Or · 3 bedrooms · 32.74 m² in size



Key details

Surface area	**32.74 m²**
Bedrooms	**3**
Floor	**5th**
Lift	**Yes**
Terrace	**No**
Cellar	**No**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

Discover an exceptional real estate opportunity on rue Meyerbeer, in one of the most sought-after areas of Nice, just a minute's walk from the famous Promenade des Anglais. This prime location ensures high demand and appeal. The property consists of three independent units, currently successfully operated as seasonal rentals. These units have consistently generated over 60,000 € annually, with bookings remaining strong due to the desirable location.

Each unit, known as "chambres de bonne," does not individually meet the minimum size requirements for standard housing, measuring 9 m² and 20 m³. However, there is potential to combine them into one or two larger units, offering flexibility in how the space can be utilized. This presents two investment paths: continue the current seasonal rental operation with all three units or consolidate them to create larger living spaces, possibly exploring a change in use.

The property is part of a co-ownership consisting of 30 lots. It has an energy efficiency rating of C and a climate rating of B. Estimated annual energy expenses for standard use range between 272.00 € and 368.00 € for the years 2021, 2022, and 2023, including subscriptions. There are no ongoing legal proceedings associated with this property.

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