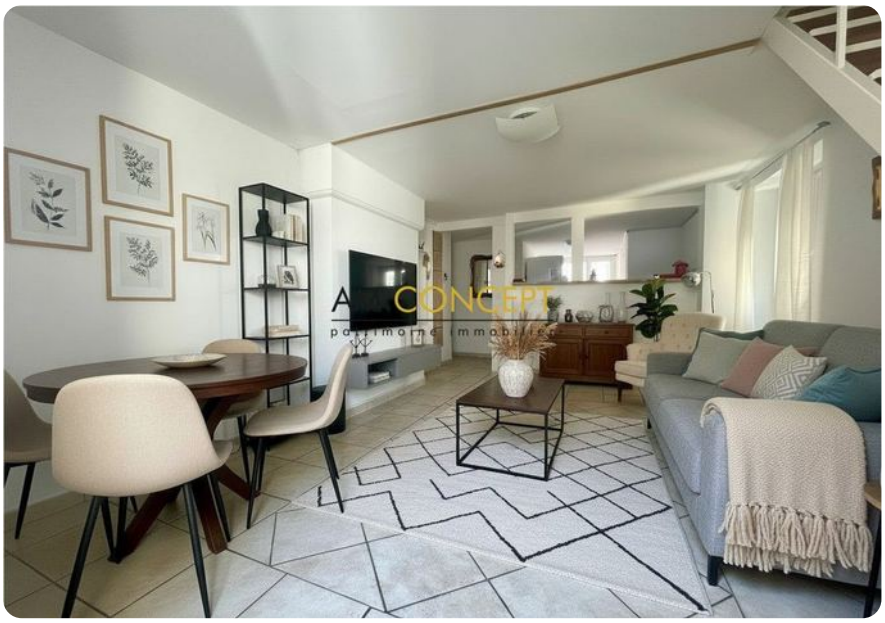
Three-bedroom apartment in Carre d'Argent

€475,000

Carre d'Argent · 3 bedrooms · 79 m² in size

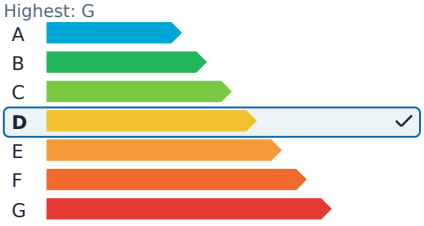


Key details

Surface area	**79 m²**
Bedrooms	**3**
Floor	**2nd**
Lift	**No**
Outside space	**No**

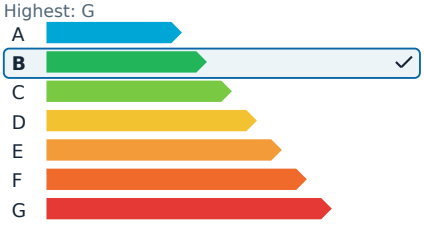
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This property is in the Carré d'Or area of Nice, just steps from Place Masséna and the Promenade des Anglais. It is part of a secure residence and is a bright and quiet space located on the third floor without an elevator. The main apartment features four rooms, including a corner living room, an equipped open kitchen, and three bedrooms, one of which is a mezzanine with built-in closets. There is also a bathroom with a toilet. Additionally, there is an independent studio that includes a living area, an open kitchen, and a bathroom with a toilet. Both apartments have double-glazed windows, and there is potential for division or short-term rental, making it an ideal investment or pied-à-terre.

Monthly management costs are €211. The seller is responsible for the agency fees. The property is part of a co-ownership comprising 120 lots, with ongoing legal proceedings related to the recovery of charges and other matters. The energy efficiency rating is D, and the climate rating is B. Estimated annual energy expenses for standard use range from €1,394 to €1,888, including subscriptions, for the years 2021, 2022, and 2023.

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