3 rooms in Carre d'Argent

€670,000

Carre d'Argent · 3 rooms · 101 m² in size

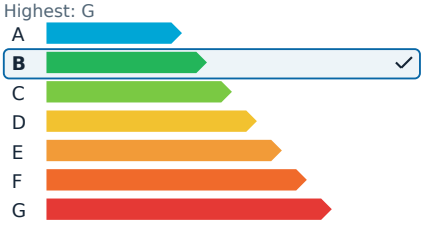


Key details

Surface area	**101 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**

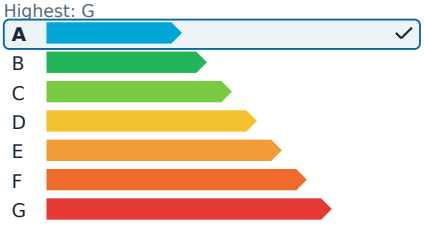
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover an extraordinary opportunity in the heart of Nice at the prestigious Le Grand Hôtel on Avenue Félix Faure. This beautifully renovated three-room apartment, spanning 100 square meters, offers a rare chance to invest in a high-end property through a sale in bare ownership. The apartment is designed with exceptional quality and features air conditioning throughout. Its spacious and light-filled interiors include a large, elegant living room, a refined independent kitchen with a dining area, and two lovely bedrooms, one of which boasts a direct view of the lush Coulée Verte. The contemporary bathroom is equipped with a walk-in shower, and there is an additional bathroom with a bathtub and toilet, as well as a separate WC and a custom-made dressing room.

Complementing this rare find is a large cellar and a garage within the residence, a significant asset in the bustling city center of Nice. The location is unparalleled, with immediate access to a variety of shops and just steps away from Place Masséna, the historic Vieux-Nice, and the iconic Promenade des Anglais. This area is one of the most sought-after and stable markets in Nice, making it an ideal investment for the discerning buyer.

The sale in bare ownership offers a unique opportunity to acquire this exceptional property at a reduced value, with no rental management or tax on rental income, while providing remarkable long-term capital potential.

The agency fees are covered by the seller. The property is part of a co-ownership of 100 lots. There are no ongoing legal proceedings. It holds an energy efficiency rating of B and a climate rating of A.

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