3 rooms in Carre d'Argent

€248,400

Carre d'Argent · 3 rooms · 42 m² in size



Key details

Surface area	**42 m²**
Rooms	**3**
Floor	**4th**
Annual charges	**€19 /yr**

DPE (Energy)

NS

GES (Emissions)

NS

Description

In the heart of Nice's vibrant Carré d'Or, this charming three-room apartment is situated on the top floor of a traditional Niçois building at 7 rue Masséna. Just steps away from the renowned Place Masséna, the Promenade des Anglais, and the city's beautiful beaches, this property offers an exceptional location for experiencing the best of Nice's lifestyle.

The apartment, tucked under the rooftops, exudes a unique character with its exposed beams and wooden ceilings, providing an authentic and cozy atmosphere. It includes a bedroom, a bathroom equipped with a bathtub and shower, a separate toilet, and a laundry area. The windows overlook a peaceful inner courtyard, adding to its charm.

This property stands out for its sought-after address on rue Masséna, its top-floor position, and the distinctive appeal of its interior design. Its proximity to beaches, shops, restaurants, and public transport makes it an ideal pied-à-terre or a promising rental investment, subject to applicable regulations. The apartment also offers significant potential for renovation and customization, appealing to those who appreciate unique spaces and wish to create a home that reflects their personal style.

The apartment is part of a co-ownership with 72 lots. Agency fees of 8% including tax are payable by the buyer, with the price excluding fees at €230,000. The average share of the annual budget is €19. There are no ongoing legal proceedings. The property is not subject to an energy performance certificate (DPE).

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