3 rooms in Carre d'Argent

€360,000

Carre d'Argent · 3 rooms · 53 m² in size

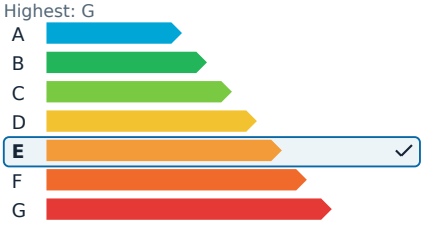


Key details

Surface area	**53 m²**
Rooms	**3**
Floor	**4th**

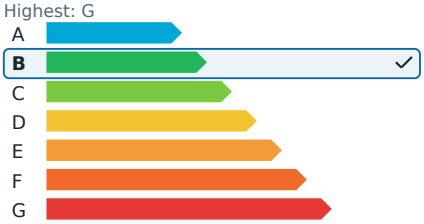
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the vibrant heart of Nice's Carré d'Or, this exquisite apartment offers a prime location in a charming building from the 1880s, showcasing the unique local architecture. Just a short walk from the pedestrian zone, tramway, Promenade des Anglais, and the beaches, this property provides an exceptional living experience with easy access to the sea and city life.

Situated on the 4th floor, the 53m² apartment is in immaculate condition, filled with natural light and offering a peaceful retreat amidst the bustling city. It features a bright and comfortable living room, a separate functional kitchen, two spacious bedrooms, a bathroom, and independent toilets.

Key highlights include its premium location in Carré d'Or, the historical character of the building, and the apartment's perfect condition. The property is notably bright and quiet, with seasonal rentals permitted, making it an excellent investment opportunity with strong rental potential. It's ideal for a primary residence, a luxurious second home, or a profitable rental venture.

This property is part of a co-ownership with 10 main lots. The annual charges amount to 960 euros. There are no ongoing legal proceedings, and the agency fees are paid by the seller.

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