3 rooms in Carre d'Argent

€448,000

Carre d'Argent · 3 rooms · 69 m² in size



Key details

Surface area	**69 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Cellar	**Yes**

DPE (Energy) **D**

Lowest: A
Highest: G

A	
B	
C	
D ✓	
E	
F	
G	

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓	
B	
C	
D	
E	
F	
G	

Description

This beautifully renovated three-room apartment is situated in the heart of Nice, just steps away from the vibrant Place Masséna. Located on a higher floor within a well-maintained building with an elevator, the property enjoys abundant natural light, a peaceful environment, and unobstructed views. The apartment is currently under a commercial lease agreement until September 30, 2030, providing a stable rental income of 1,200€ per month, with potential for future rent adjustments in line with the central area's rental market. The property represents a rare and secure investment opportunity in a highly sought-after location.

The apartment is part of a co-ownership comprising 25 lots. It offers a Carrez surface area of 69 square meters and includes a healthy basement storage space. The annual property tax is 1,274€, and the annual charges are 140€. The energy efficiency rating is D, with a climate class of A. Estimated annual energy expenses range from 1,042€ to 1,410€, including subscriptions. The agency fees are to be borne by the seller. There are no ongoing legal proceedings within the co-ownership.

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