3 rooms in Carre d'Argent

€448,000

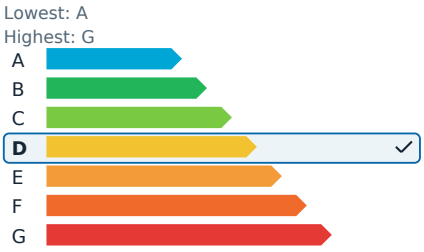
Carre d'Argent · 3 rooms · 69 m² in size



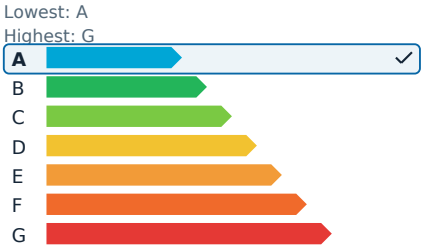
Key details

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

DPE (Energy) **D**



GES (Emissions) **A**



Description

This spacious three-room apartment offers a prime location in the heart of Nice, just steps away from the renowned Place Masséna. As a corner unit, it has been beautifully renovated and is perched on a higher floor of a building equipped with an elevator, ensuring both privacy and tranquility. The property boasts abundant natural light and offers unobstructed views, making it a peaceful retreat amid the vibrant city.

Currently, the apartment is leased under a commercial lease agreement valid until September 30, 2030, providing a stable rental income of €1,200 per month. This presents an excellent investment opportunity, with potential for value appreciation given the competitive rental market in the city center. The property is part of a co-ownership comprising 25 lots and includes a healthy basement storage space. It spans 69 square meters (Carrez law) and has an energy efficiency rating of D/D. Annual charges are €140, and the property tax amounts to €1,274. The seller is responsible for the agency fees. There are no known ongoing legal proceedings within the co-ownership.

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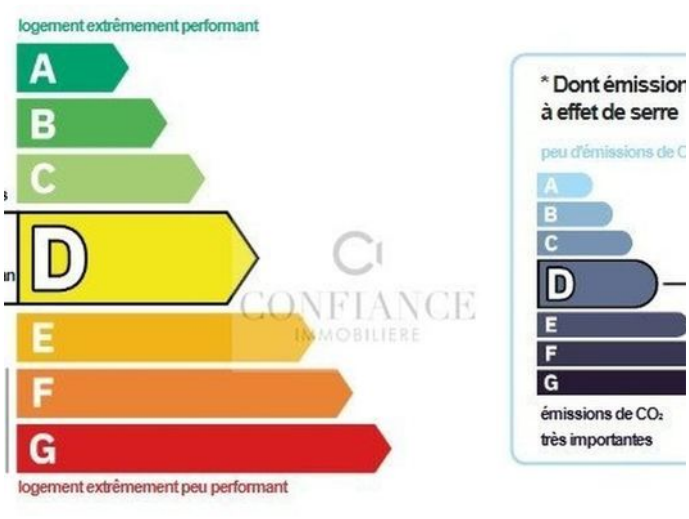
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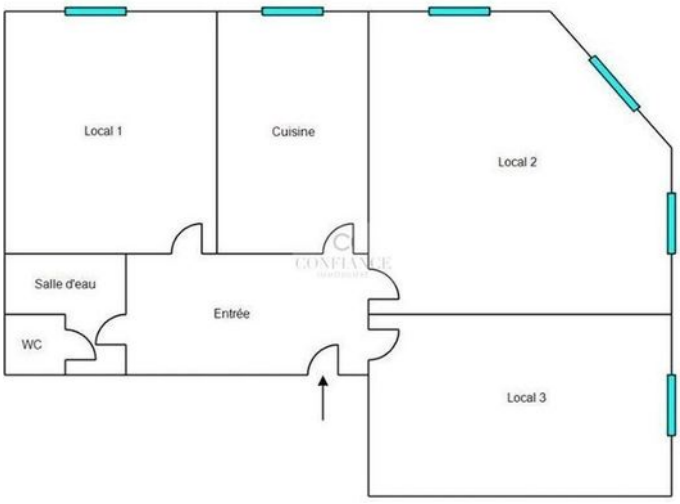
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