3 rooms in Carre d'Or

€157,000

Carre d'Or · 3 rooms · 32 m² in size



Key details

Surface area	**32 m²**
Rooms	**3**
Floor	**5th**
Lift	**Yes**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

Discover a prime investment opportunity in the heart of Nice, located on rue Meyerbeer, just a minute's walk from the renowned Promenade des Anglais. This vibrant and sought-after area ensures high demand and consistent rental income. The property comprises three separate units, currently thriving as short-term rental accommodations, generating an impressive annual revenue exceeding €60,000. The location's appeal guarantees optimal occupancy rates, making this a turnkey investment.

The property offers various enhancement possibilities beyond its current use. There is potential to combine the units into a larger single apartment or two more spacious units. Additionally, a study for a possible change of use could be explored. Whether continuing with the successful seasonal rentals or embarking on a renovation project, this property presents a unique opportunity in the Nice real estate market.

The energy efficiency rating is classified as C, with a climate class of B. Estimated annual energy expenses for standard use range between €272.00 and €368.00, including subscriptions, for the years 2021, 2022, and 2023. The agency fees amount to 6% including tax, payable by the buyer. The property is part of a co-ownership comprising 30 lots, and there are no ongoing legal proceedings.

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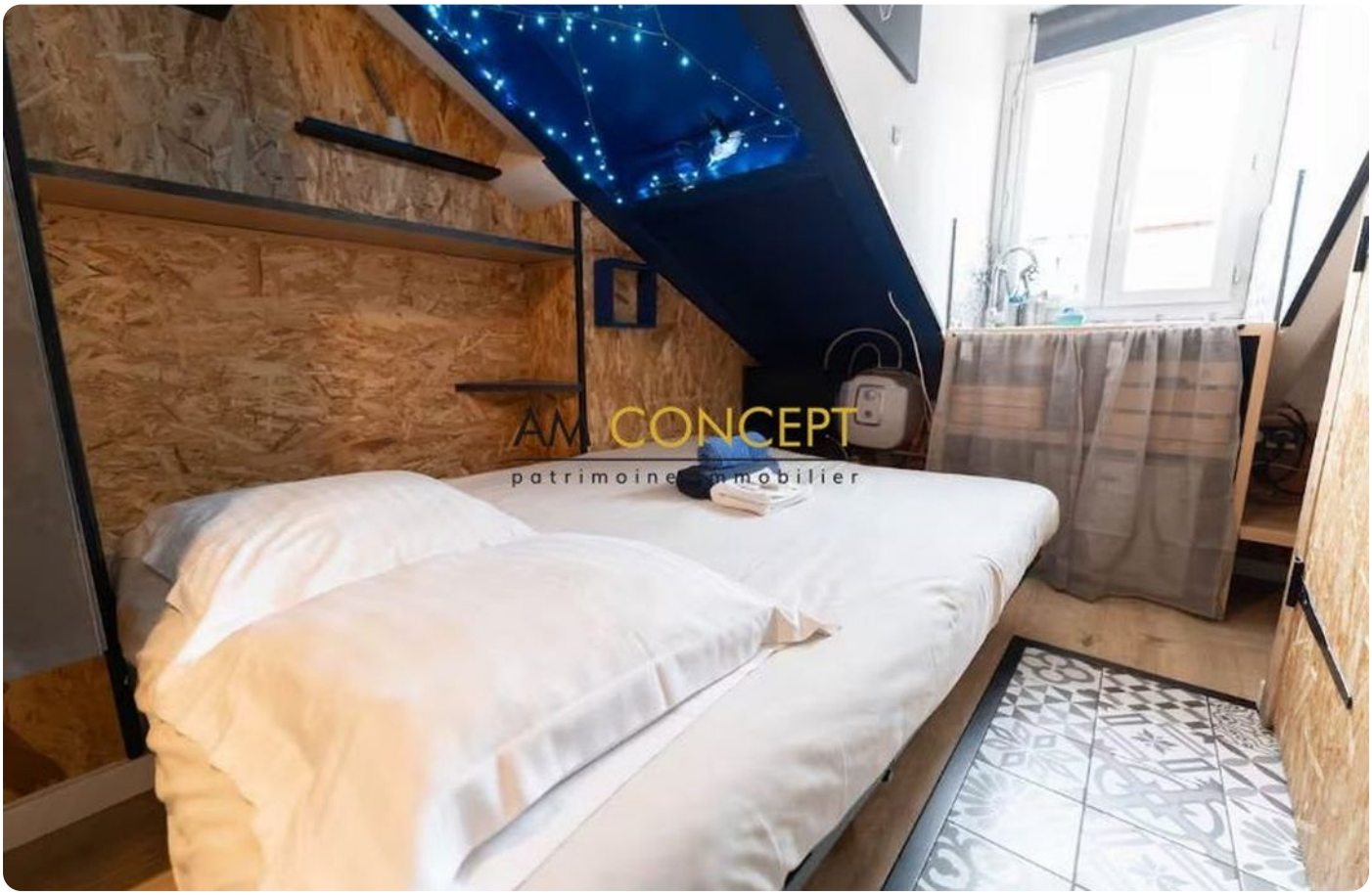

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