3 rooms in Carre d'Or

€489,000

Carre d'Or · 3 rooms · 70 m² in size

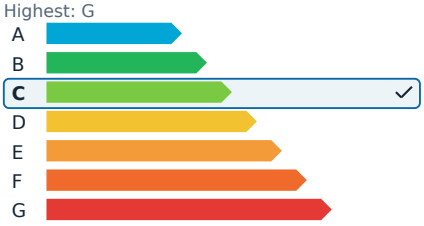


Key details

Surface area	**70 m²**
Rooms	**3**
Floor	**1st**
Annual charges	**€1,725 /yr**

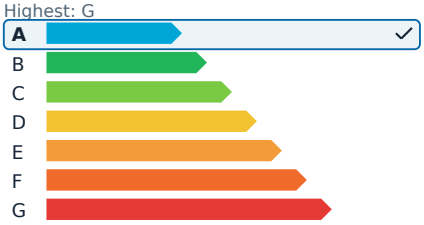
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice's Carré d'Or, just steps away from the Promenade des Anglais and the beaches, this charming 70.42 m² apartment offers a unique opportunity for investment or as a pied-à-terre. Situated on the first floor of a beautiful bourgeois building, the apartment boasts spacious rooms, high ceilings, and the character of a classic French residence.

The layout includes an entrance hall, a living room, two bedrooms, an independent kitchen, a bathroom, and separate WC. The apartment is fully air-conditioned with individual hot water supply and features a commendable energy efficiency rating of C.

This property is ideally located for both long-term and seasonal rentals, thanks to its proximity to the sea, shops, restaurants, and public transport. Whether as a primary residence, a vacation home on the Côte d’Azur, or a rental investment, this apartment offers multiple possibilities in one of Nice's most sought-after neighborhoods.

The apartment is part of a co-ownership consisting of 20 lots, and there are no ongoing legal proceedings. The monthly management cost is approximately 144 €. The agency fees are covered by the seller.

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