5 rooms in Carre d'Argent

€470,000

Carre d'Argent · 5 rooms · 79 m² in size

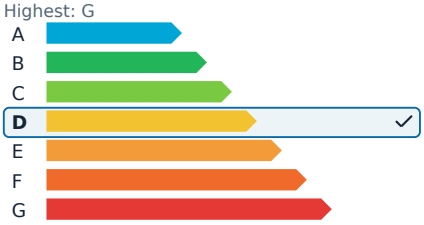


Key details

Surface area	**79 m²**
Rooms	**5**
Floor	**2nd**

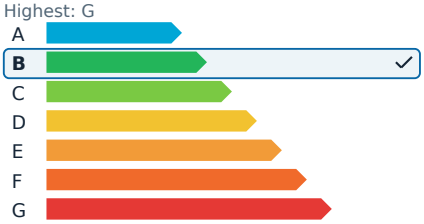
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Nice's Carré d'Or, just steps from Place Masséna and the Promenade des Anglais, this charming property offers a spacious four-room apartment along with an independent studio. Situated on the third floor of a secure and attractive residence, the property enjoys a peaceful atmosphere and abundant natural light, thanks to its east-west orientation.

The main apartment features a corner living room, an equipped open-plan kitchen, and three bedrooms, one of which is a mezzanine with built-in wardrobes. There is also a bathroom with a toilet. The independent studio comprises a living area, an open-plan kitchen, and a bathroom with a toilet. Both units are fitted with double-glazed windows, ensuring comfort and energy efficiency. The property presents an excellent opportunity for investment or as a pied-à-terre, with potential for division or short-term rental.

Monthly management cost: €211
Energy efficiency rating: Class D
Agency fees: Paid by the seller
Number of lots in the co-ownership: 120
Ongoing legal proceedings: Recovery of charges and others
Estimated annual energy costs: Between €1,394 and €1,888 (based on 2021 energy prices)

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