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

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
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 unique opportunity. Situated on the third floor of a secure, attractive residence, this bright and quiet apartment features a four-room layout with an independent studio. The main apartment includes a corner living room, an equipped open-plan kitchen, and three bedrooms, one of which is a mezzanine with built-in wardrobes. A bathroom with a toilet completes the space. The independent studio offers a living area, an open-plan kitchen, and a bathroom with a toilet. Both units are equipped with double-glazed windows, ensuring comfort and tranquility.

The property offers flexibility with the possibility of division and short-term rental, making it an ideal investment or a perfect pied-à-terre in this vibrant area. Residents can enjoy the proximity to Nice's lively cultural scene, beautiful beaches, and a variety of dining and shopping options.

The monthly management cost is €211. The energy efficiency rating is class D, with a climate rating of class B. Agency fees are the responsibility of the seller. The property is part of a co-ownership of 120 lots, and there is an ongoing legal procedure concerning the recovery of charges and other matters.

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