5 rooms in Carre d'Argent

€470,000

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

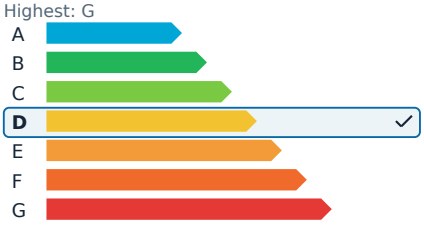


Key details

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

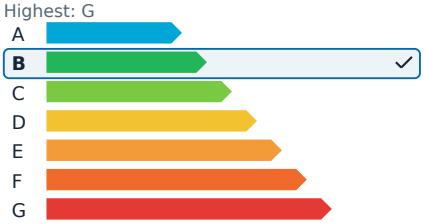
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Nice's Carré d'Or, just a short walk from the bustling Place Masséna and the picturesque Promenade des Anglais, this charming property in a secure residence offers a unique living opportunity. Situated on the third floor without an elevator, the main apartment is a bright and peaceful four-room space with an east-west orientation. It features a corner living room, an equipped open-plan kitchen, and three bedrooms, one of which is a mezzanine with built-in wardrobes. The apartment also includes a bathroom

with a toilet.

Additionally, there is an independent studio that includes a living area, an open-plan kitchen, and a bathroom with a toilet. Both apartments are fitted with double-glazed windows, providing enhanced comfort and energy efficiency. The property offers flexibility with the potential for division and short-term rental opportunities, making it an ideal investment for rental purposes or as a pied-à-terre.

Monthly management cost: €211
Energy efficiency rating: Class D
Climate rating: Class B
Agency fees: Paid by the seller
Number of lots in the co-ownership: 120
Ongoing legal proceedings: Recovery of charges and others

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