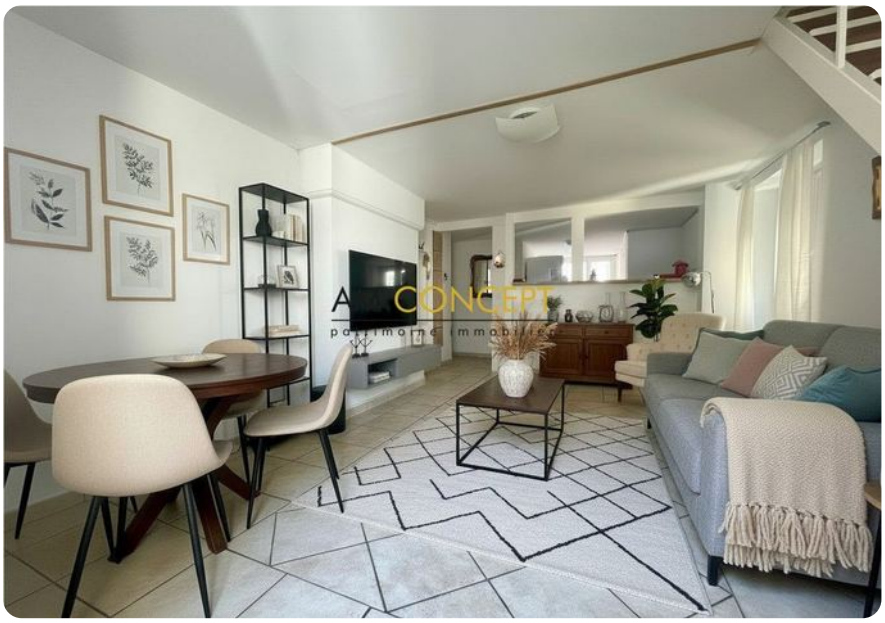
5 rooms in Carre d'Argent

€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 away from Place Masséna and the Promenade des Anglais, this charming property offers a tranquil retreat in a beautiful, secure residence. Located on the third floor without an elevator, the main apartment is a bright and peaceful four-room unit that benefits from an east-west orientation. It features a corner living room, an equipped open-plan kitchen, and three bedrooms, one of which is on a mezzanine and includes built-in wardrobes. A well-appointed bathroom with a toilet completes the main living space.

Additionally, there is an independent studio apartment that includes a living area, an open-plan kitchen, and a bathroom with a toilet. Both units are fitted with double-glazed windows, enhancing comfort and energy efficiency. The property offers potential for division or short-term rental, making it an ideal investment opportunity or a perfect pied-à-terre.

Monthly management costs are €211. The seller is responsible for the agency fees. The property is part of a co-ownership with 120 lots. There is an ongoing legal procedure concerning the recovery of charges and other matters. The energy efficiency rating is class D, and the climate rating is class B. Estimated annual energy expenses for standard use range from €1,394 to €1,888, including subscriptions, for the years 2021, 2022, and 2023.

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