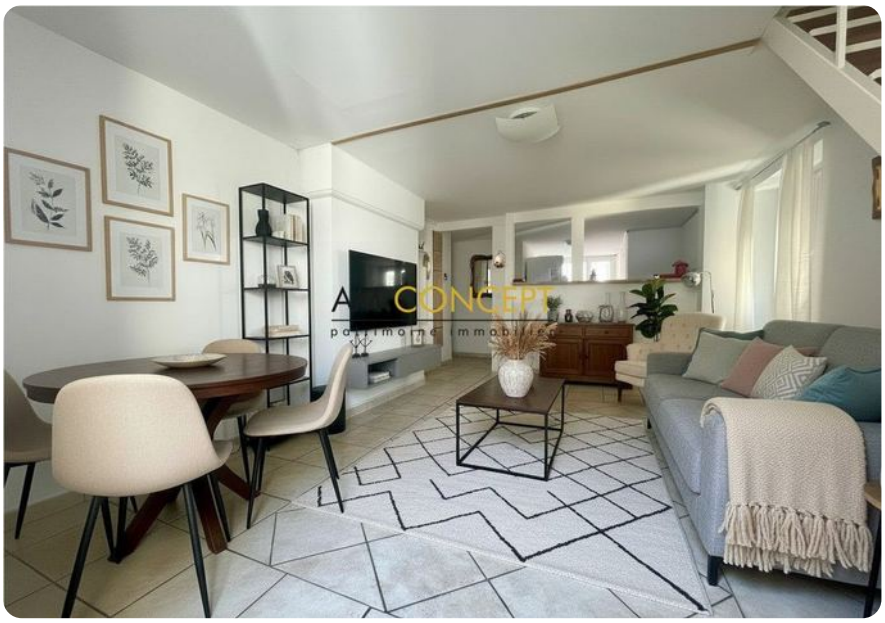
5 rooms in Carre d'Argent

€470,000

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

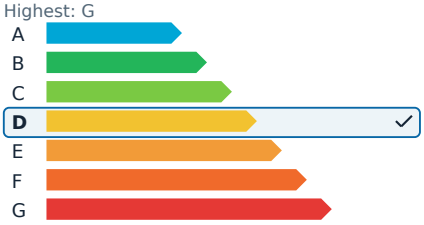


Key details

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

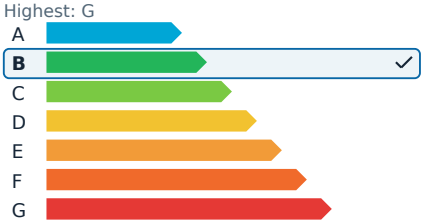
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Nice's Carré d'Or, just steps away from Place Masséna and the famous Promenade des Anglais, this charming property offers a unique living arrangement. Situated on the third floor of a secure residence, the main apartment is a luminous and quiet four-room space, featuring an east-west orientation. The main living area includes a corner living room, an equipped open-plan kitchen, and three bedrooms, one of which is a mezzanine with built-in closets. A modern bathroom with a toilet completes the main apartment.

In addition, there is an independent studio, perfect for guests or rental opportunities. This studio comprises a living area, an open-plan kitchen, and a bathroom with a toilet. Both apartments are fitted 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 opportunity or a convenient pied-à-terre.

The monthly management cost is €211. The property is part of a co-ownership consisting of 120 lots. The seller is responsible for the agency fees. There are ongoing legal proceedings related to the recovery of charges. The energy efficiency rating is D, and the climate rating is B, with estimated annual energy expenses ranging from €1,394 to €1,888.

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