5 rooms in Carre d'Argent

€470,000

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

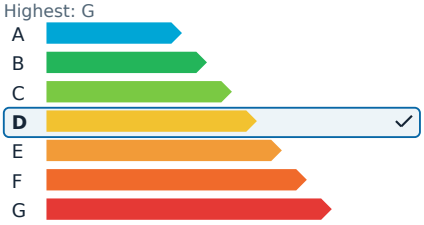


Key details

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

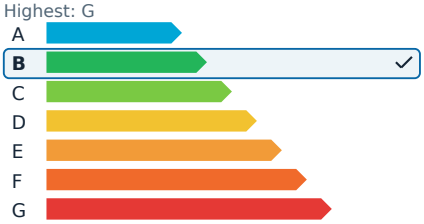
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Nice's prestigious Carré d'Or, just steps away from the vibrant Place Masséna and the iconic Promenade des Anglais, this charming property offers a blend of comfort and convenience. Set within a secure residence, this luminous third-floor apartment, accessible via stairs, features a spacious layout with an east-west orientation. The main apartment includes a corner living room, a fully equipped open kitchen, and three bedrooms, one of which is a mezzanine with built-in wardrobes. A modern bathroom with a toilet completes the space. Additionally, an independent studio offers a living area, an open kitchen, and a bathroom with a toilet, providing flexibility for guests or rental opportunities. The property is equipped with double-glazed windows, ensuring peace and quiet, and presents possibilities 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 (including subscriptions) for 2021-2023

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