5 rooms in Carre d'Argent

€470,000

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

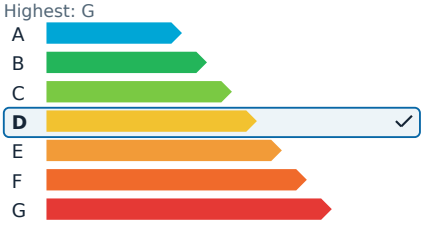


Key details

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

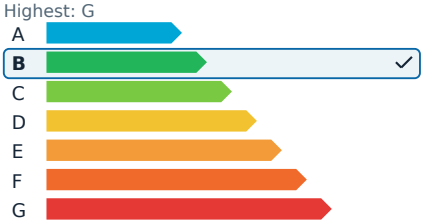
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the vibrant Carré d'Or district of Nice, just a short stroll from Place Masséna and the famous Promenade des Anglais, this charming property offers a delightful blend of comfort and convenience. Set within a well-maintained, secure residence, the main apartment is a bright and peaceful four-room space located on the third floor. Although there is no elevator, the east-west orientation ensures plenty of natural light throughout the day. The apartment features a corner living room, a fully equipped open-plan kitchen, and three bedrooms, including one with a mezzanine and built-in wardrobes. A modern bathroom with a toilet completes the main living area.

Additionally, there is an independent studio, ideal for guests or rental opportunities. This studio includes a living area, an open-plan kitchen, and a bathroom with a toilet. Both the main apartment and the studio are fitted with double-glazed windows, enhancing the tranquility and energy efficiency of the property. The potential for division or short-term rental makes this an excellent investment opportunity or a perfect pied-à-terre.

Monthly management cost: €211.
Energy efficiency rating: Class D, Climate Class B.
Agency fees are the responsibility of the seller.
There are 120 lots in the co-ownership.
Ongoing legal proceedings involve the recovery of charges and other matters.

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