5 rooms in Carre d'Argent

€475,000

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

This property is located in the prestigious Carré d'Or area of Nice, just steps away from the famous Place Masséna and the Promenade des Anglais. It is set within a beautiful and secure residence. The main apartment is situated on the third floor and features four rooms, including a charming corner living room, an equipped open-plan kitchen, and three bedrooms, one of which is on a mezzanine and includes built-in wardrobes. There is also a bathroom with a toilet. Additionally, there is an independent studio that consists of a living area, an open-plan kitchen, and a bathroom with a toilet. Both the main apartment and the studio are equipped with double-glazed windows, ensuring a peaceful and bright environment.

The property offers flexibility with the possibility of division and is suitable for short-term rentals, making it an ideal investment opportunity or a perfect pied-à-terre. The building is part of a co-ownership with a total of 120 lots.

Monthly management costs are 211€. The energy efficiency rating is Class D, and the climate rating is Class B. Agency fees are the responsibility of the seller. There is an ongoing legal procedure regarding the recovery of charges and other matters.

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