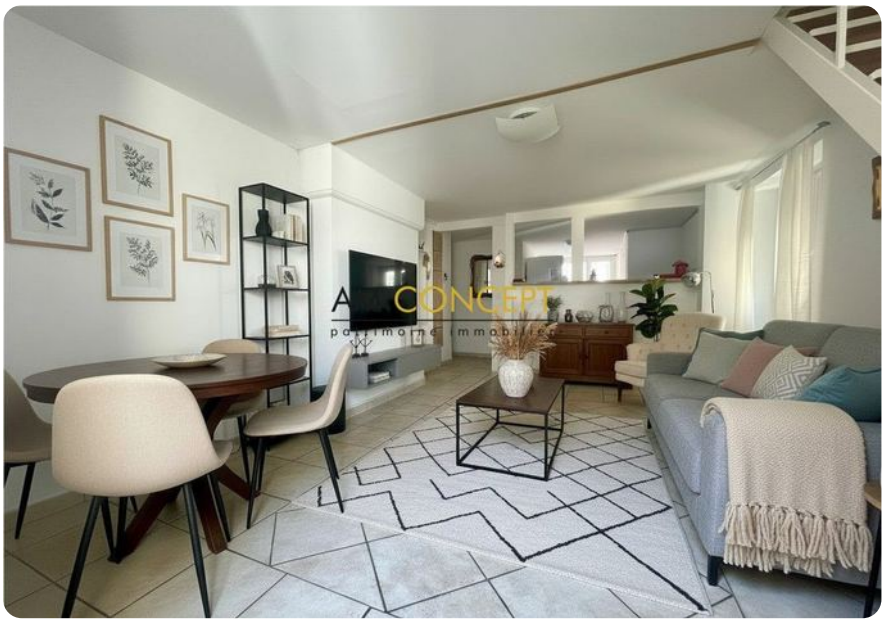
5 rooms in Carre d'Argent

€460,000

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

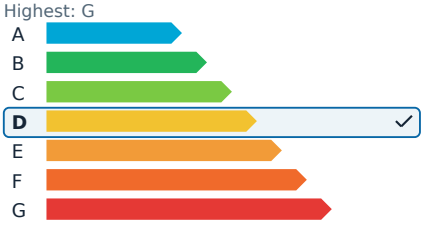


Key details

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

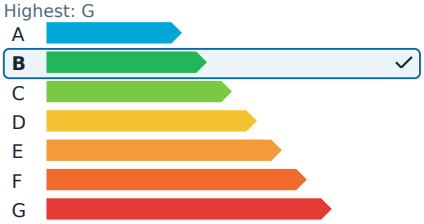
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This property is situated in the prestigious Carré d'Or area of Nice, just a short walk from the vibrant Place Masséna and the scenic Promenade des Anglais. The residence is secure and offers a charming four-room apartment along with an independent studio, both located on the third floor of a building without an elevator. The apartments benefit from an east-west orientation, providing ample natural light, and are situated in a peaceful setting.

The four-room apartment features a corner living room, an equipped open-plan kitchen, and three bedrooms, one of which is on a mezzanine level and includes built-in wardrobes. There is also a bathroom with a toilet. The independent studio includes a living area, an open-plan kitchen, and a bathroom with a toilet. Both units are fitted with double-glazed windows. There is potential for division and short-term rental, making this an ideal investment opportunity or a convenient pied-à-terre.

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

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