7 rooms in Carre d'Or

€499,000

Carre d'Or · 7 rooms · 106 m² in size



Key details

Surface area	**106 m²**
Rooms	**7**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€6,960 /yr**

DPE (Energy) **E**

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 seven-room apartment is located in the prestigious Carré d'Or district of Nice, offering a prime investment opportunity. Situated on the second floor of a recently renovated building with a new roof, the property spans 106 square meters according to the Carrez law. Each of the seven furnished rooms is equipped with kitchenettes, and some include en-suite showers and toilets. Additional facilities include two extra shared bathrooms and a balcony.

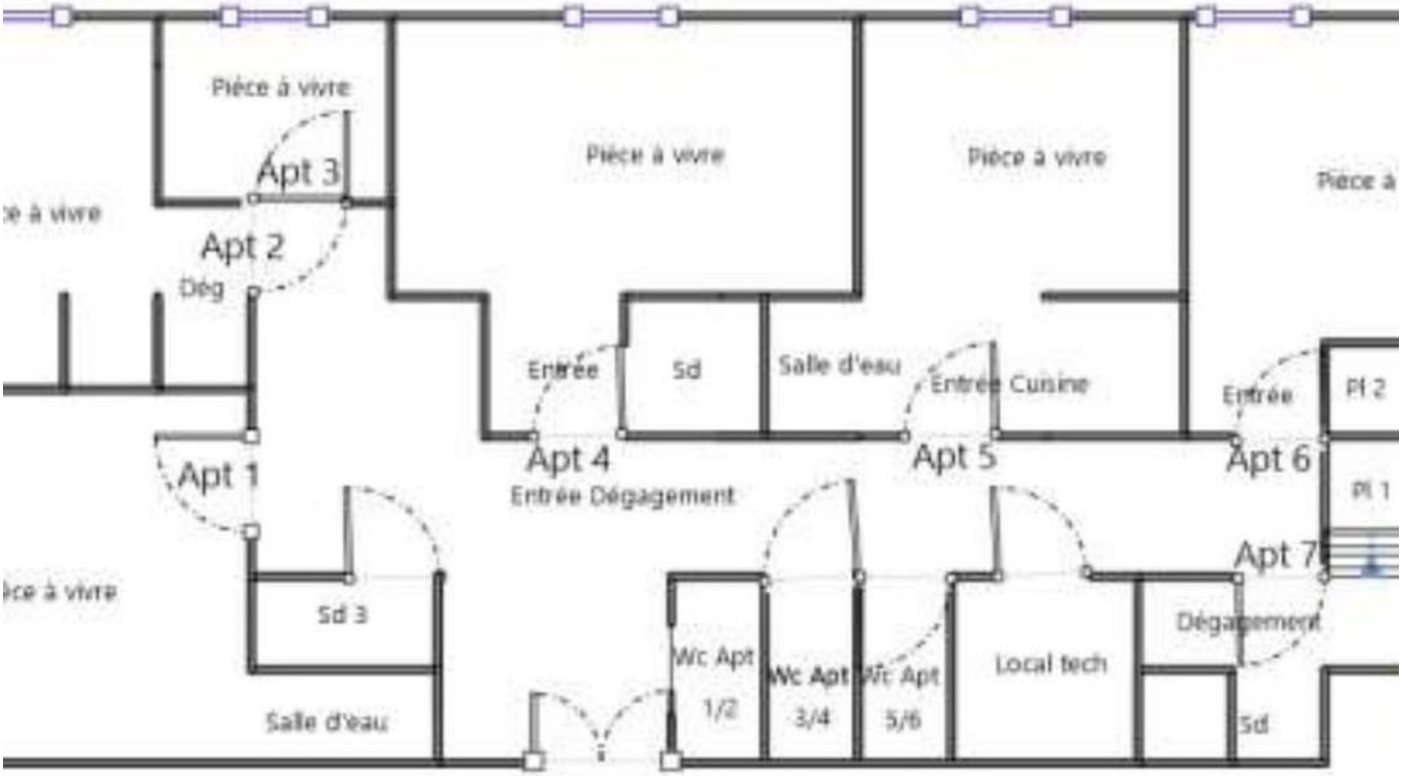
The apartment is currently leased under a commercial lease to a company specializing in renting out furnished rooms, ensuring a steady income without the need for further renovations. The company handles all charges, property taxes, and internal maintenance, providing a hassle-free investment. The lease guarantees a monthly net income of 1805 EUR, with the current lease agreement valid until May 31, 2029. The tenant company has a reliable payment history, with no past issues or delays.

The annual share of charges amounts to 7200 EUR, and the property tax is 1207 EUR. There are no ongoing legal proceedings concerning the property.

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Appartement 2ème étage



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