

One-bedroom apartment in Carre d'Argent €196,000

Carre d'Argent · 1 bedroom · 25 m² in size



Description

In the heart of Nice's Carré d'Or, at the start of Boulevard Victor Hugo, this top-floor F1 studio is a prime rental investment opportunity. Situated in a luxurious bourgeois building with an elevator, this well-maintained property boasts a 25 m² living area under Carrez law, expanding to 38 m² of floor space thanks to charming attic spaces.

The apartment features a cozy living room with a sleeping area, a separate, fully equipped and furnished dining kitchen, and a bathroom with a WC. Its sloping volumes create a warm atmosphere and allow for optimized storage, enhancing comfort.

Currently rented as a furnished property for €850 per month, including charges, the studio promises immediate profitability without rental vacancies. Its premium location on Boulevard Victor Hugo offers proximity to shops, transport links including Tram lines 1 & 2, buses, trains, beaches, Promenade des Anglais, and the city center. The Jean Médecin Tramway Stop for Line 2 is conveniently located at the foot of the building.

This property is ideal for investors or those seeking a pied-à-terre, offering a quality heritage product in a highly desirable area.

The sale price includes agency fees of 6% including tax, payable by the buyer.

Key details

Surface area	25 m ²
Bedrooms	1
Floor	Ground
Lift	No
Outside space	No

DPE (Energy)

E

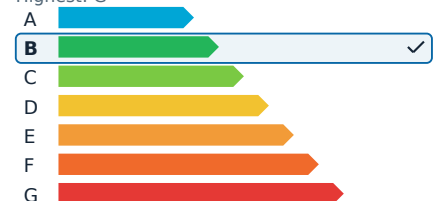
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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