One-bedroom apartment in Carre d'Argent

€350,000

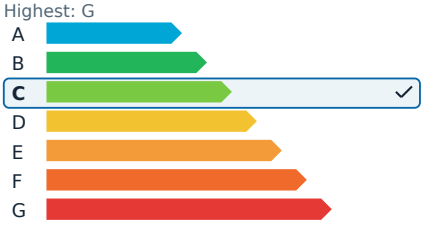
Carre d'Argent · 1 bedroom · 29 m² in size

Key details

Surface area	**29 m²**
Bedrooms	**1**
Floor	**2nd**
Lift	**Yes**
Outside space	**No**
Monthly charges	**€62 /mo**

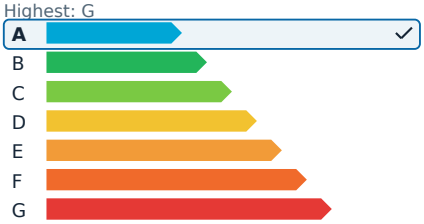
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming duplex studio, measuring 29.9 square meters, is situated in the vibrant heart of Nice, right on Place Masséna, within a beautiful building that showcases classic Niçois architecture. Recently renovated, the apartment is in excellent condition and is located on the second floor, accessible by elevator.

The main level features a welcoming living area with an open kitchen, offering ample storage and a window that ensures privacy. The inclusion of double glazing and air conditioning adds to the everyday comfort. This floor also includes a separate WC. An internal staircase leads to the sleeping area, which consists of a bedroom, a dressing room, and a shower room. Additionally, there is a small laundry space suitable for a washing machine.

The location is one of the property's standout features, providing a central address close to shops, restaurants, public transport, the historic Old Town of Nice, the famous Promenade des Anglais, and all the amenities of the city center. This property is versatile, making it suitable as a primary residence, a pied-à-terre, or a rental investment. The potential rental income for long-term leasing is estimated at approximately 800 euros per month, excluding charges.

Key highlights of this property include:

- Prime location in the heart of Nice
- Recent renovations
- Duplex layout
- Air conditioning
- Double glazing
- Elevator access
- Low co-ownership charges
- Rental income potential

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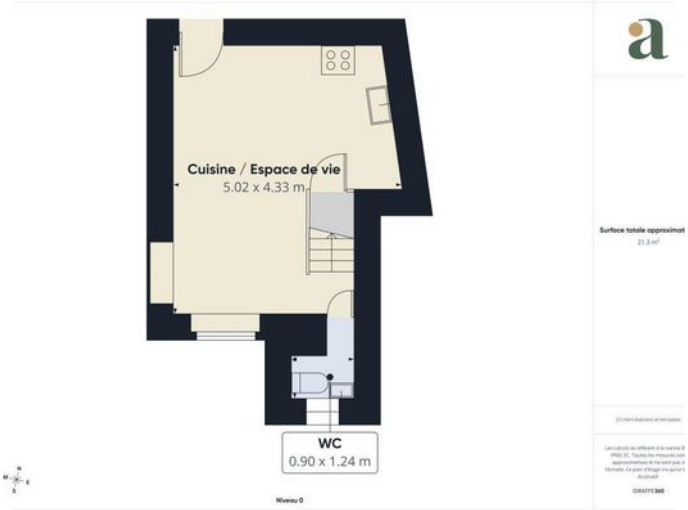

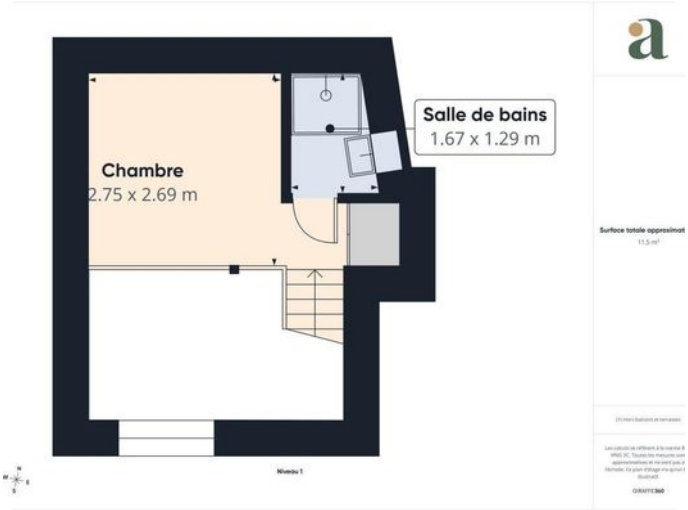

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