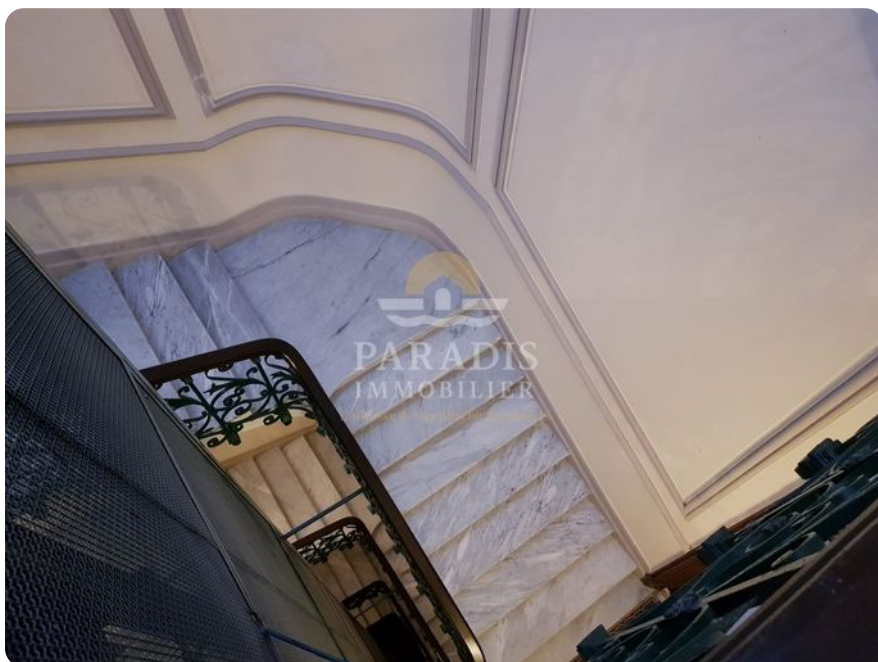


One-bedroom apartment in Carre d'Or

€104,950

Carre d'Or · 1 bedroom · 14 m² in size



Description

This studio apartment, measuring 14.38 m², is positioned on the top floor of a classic Haussmannian building on Boulevard Victor Hugo in the desirable Carré d'Or district of Nice. The location offers easy access to Avenue Jean-Médecin, the Nice Étoile shopping center, and the Jean-Médecin and Alsace-Lorraine tram lines, as well as the nearby seaside. The studio itself has a main living area of 12.86 m², designed to be functional with a sleeping area, living space, a dining table, and a cooking area equipped with a hob, base storage units, and sink. The space is naturally lit through an old-style aluminum skylight, and ventilation is also provided. An independent WC of 1.52 m² complements the studio.

Currently rented for over ten years, the property is occupied by stable tenants under a current lease. The studio is sold in its present condition, with potential for renovation to enhance its value and rental appeal. This property presents an investment opportunity in a central area of Nice known for high rental demand.

Energy class is rated E, while the climate class is B. The estimated annual energy expenditure for standard use ranges between €550.00 and €780.00, including subscriptions, for the years 2021, 2022, and 2023. The studio is part of a co-ownership consisting of 40 lots, with no legal proceedings currently in progress.

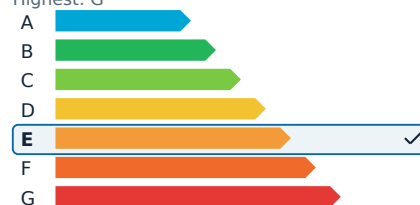
Key details

Surface area	14 m ²
Bedrooms	1
Floor	4th
Lift	Yes
Outside space	No

DPE (Energy)

E

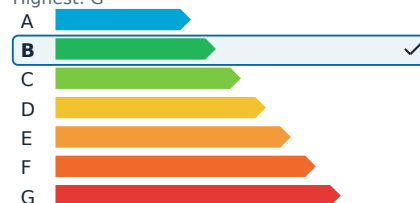
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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