

One-bedroom apartment in Carre d'Argent €250,000

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



Description

Discover a charming two-room apartment in the prestigious Carré d'Or district of Nice, offering an exceptional location just steps from the sea, high-end shops, and convenient transport links. This top-floor residence, accessible by elevator, spans a total area of 35 square meters (29.39 square meters according to Carrez law) and is bathed in sunlight throughout the day. The apartment provides a serene living environment, overlooking an interior courtyard with no direct view from neighbors.

The property features a beautiful living area with an open-plan kitchen, a bedroom with a built-in wardrobe, and a modern bathroom with a toilet. It is in good general condition, ready for immediate occupancy or rental. The building itself is of high

standing, equipped with an elevator, and allows for short-term rentals, making it an excellent opportunity for Airbnb or Booking investments. This apartment is ideal as a pied-à-terre, for investors, or as a first-time purchase in this sought-after neighborhood.

Monthly management cost: €110.

Agency fees are covered by the seller.

The property is part of a co-ownership of 25 lots.

There are no ongoing legal proceedings.

Energy efficiency rating is class C, with a climate rating of class A.

Estimated annual energy costs for standard use range between €553 and €749, based on 2021 energy prices.

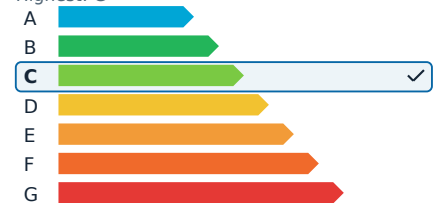
Key details

Surface area	29 m ²
Bedrooms	1
Floor	5th
Lift	Yes
Outside space	No

DPE (Energy)

C

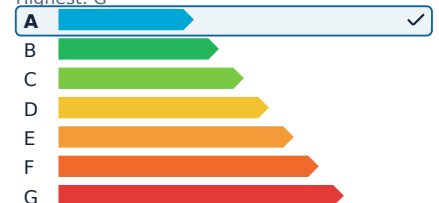
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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