

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 on the top floor in the prestigious Carré d'Or district of Nice. This property offers a serene and quiet environment, perfect for a secondary residence or rental investment. With a total area of 35 m² (29.39 m² Carrez law), the apartment is part of an elegant building just steps away from the sea, luxury shops, and convenient transport links.

The apartment boasts a bright and sunny living space all day long, thanks to its top-floor position. It overlooks a peaceful inner courtyard, ensuring privacy with no overlooking neighbors. The living area features a well-designed open kitchen, and the bedroom includes a built-in wardrobe. The modern bathroom is equipped with a shower and toilet. The apartment is in good condition and ready to move in or rent out, with short-term rentals permitted, offering great potential for platforms like Airbnb or Booking.

Monthly management cost is €110. The energy efficiency rating is Class C, and the climate rating is also Class C. The agency fees are covered by the seller. The property is part of a co-ownership consisting of 25 lots, and there are no ongoing legal proceedings. Estimated annual energy expenses range from €553 to €749 for standard usage, including subscriptions.

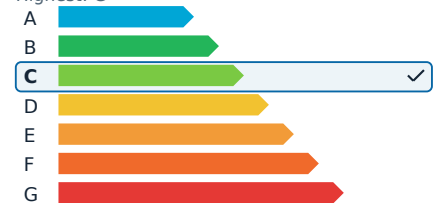
Key details

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

DPE (Energy)

C

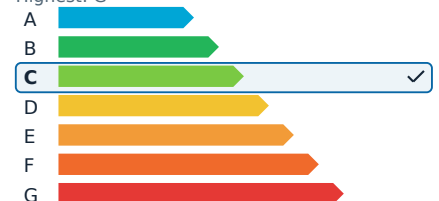
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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