

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

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



Description

This charming two-room apartment is located on the top floor of a prestigious building in the Carré d'Or district of Nice. Just a short stroll from the sea, luxury shops, and transport links, it offers a total surface area of 35 m² (29.39 m² Carrez law). The property is accessible via an elevator and is ideal as a secondary residence or rental investment.

The apartment boasts a premium address in the heart of the Carré d'Or and is bathed in natural light throughout the day. It offers a peaceful environment, overlooking an interior courtyard with no direct views from neighbors. The living area features a beautifully arranged open-plan kitchen, while the bedroom includes a built-in wardrobe. A modern bathroom with a toilet completes the interior, which is in good general condition and ready for immediate occupancy or rental. The building permits short-term rentals, presenting a strong potential for platforms like Airbnb or Booking.

Monthly management cost is 110 €. The property belongs to a co-ownership of 25 lots. There are no ongoing legal proceedings. The energy efficiency rating is class C, with estimated annual energy costs ranging from 553 € to 749 € for standard usage, including subscriptions. Agency fees are covered by the seller.

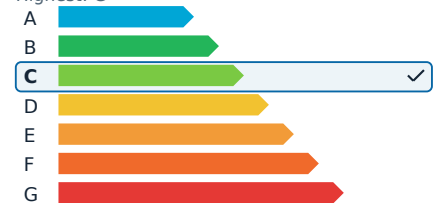
Key details

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

DPE (Energy)

C

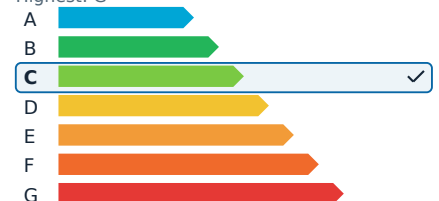
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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