

One-bedroom apartment in Carre d'Or

€421,000

Carre d'Or · 1 bedroom · 42 m² in size



Description

This charming duplex apartment is situated on the 4th and top floor of a well-maintained 1920s building on rue Maccarani, right in the heart of Nice's Golden Square. The apartment offers a living area of over 50 m² (42 m² according to Carrez Law) and combines the allure of old-world charm with modern amenities.

Upon entering, you are greeted by a bright and welcoming living room featuring a parquet floor and air conditioning. The space is complemented by a fully equipped American kitchen, complete with a central island, making it ideal for both relaxation and entertaining.

Ascending a lovely staircase to the second level, you find the sleeping area, which includes an attic bedroom measuring 11 m², an elegant bathroom, and ample custom storage. The apartment is west-facing, ensuring it is bathed in soft, pleasant light in the evenings, contributing to a cozy and refined atmosphere.

The co-ownership is intimate, consisting of 17 residential lots, with general charges of approximately €66 per month. A renovation of the building's facade has been approved and financed, with work scheduled for 2025.

This property is a great choice for both a primary residence and a quality rental investment, boasting a proven annual profitability of about €25,000.

The monthly management cost amounts to approximately €66. There are 17 lots in the co-ownership.

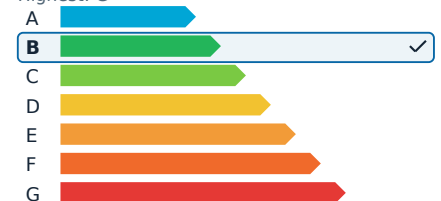
Key details

Surface area	42 m ²
Bedrooms	1
Floor	4th
Lift	No
Outside space	No

DPE (Energy)

B

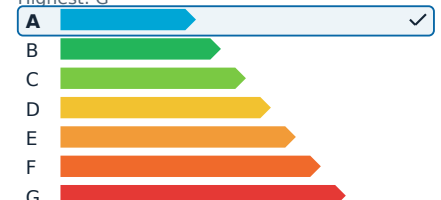
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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