Two-bedroom apartment in Carre d'Argent

€448,000

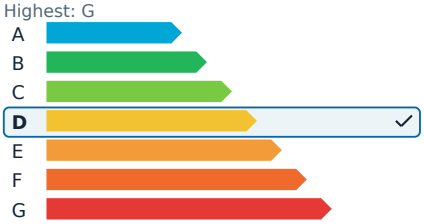
Carre d'Argent · 2 bedrooms · 69 m² in size

Key details

Surface area	**69 m²**
Bedrooms	**2**
Floor	**4th**
Lift	**Yes**
Outside space	**No**

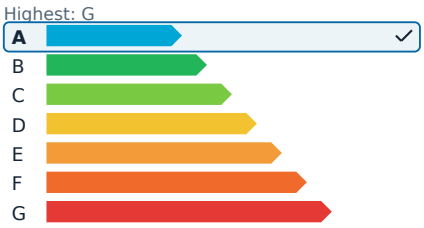
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This beautifully renovated three-room corner apartment is situated in the heart of Nice, just steps away from the vibrant Place Masséna. Positioned on a high floor within a well-maintained building with an elevator, the property enjoys excellent natural light, a peaceful setting, and unobstructed views. Currently leased under a commercial 3-6-9 lease until September 30, 2030, it offers a stable rental income of €1,200 per month, with potential for value appreciation given the central location. The property spans 69 square meters and includes a healthy cellar.

The apartment is part of a co-ownership comprising 25 lots. The annual charges are €140, and the property tax is €1,274. The energy performance is rated as D for energy and A for climate impact. The estimated annual energy costs, based on 2026 energy prices, range from €1,042 to €1,410. The agency fees are the responsibility of the seller. There are no ongoing legal proceedings within the co-ownership.

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