

Two-bedroom apartment in Carre d'Argent €448,000

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



Description

This spacious three-room apartment offers a prime location in the heart of Nice, just steps away from the renowned Place Masséna. As a corner unit, it has been beautifully renovated and is perched on a higher floor of a building equipped with an elevator, ensuring both privacy and tranquility. The property boasts abundant natural light and offers unobstructed views, making it a peaceful retreat amid the vibrant city.

Currently, the apartment is leased under a commercial lease agreement valid until September 30, 2030, providing a stable rental income of €1,200 per month. This presents an excellent investment opportunity, with potential for value appreciation given the competitive rental market in the city center. The property is part of a co-ownership comprising 25 lots and includes a healthy basement storage space. It spans 69 square meters (Carrez law) and has an energy efficiency rating of D/D. Annual charges are €140, and the property tax amounts to €1,274. The seller is responsible for the agency fees. There are no known ongoing legal proceedings within the co-ownership.

Key details

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

DPE (Energy)

D

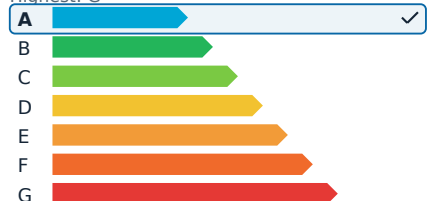
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



Two-bedroom apartment in Carre d'Argent

€448,000

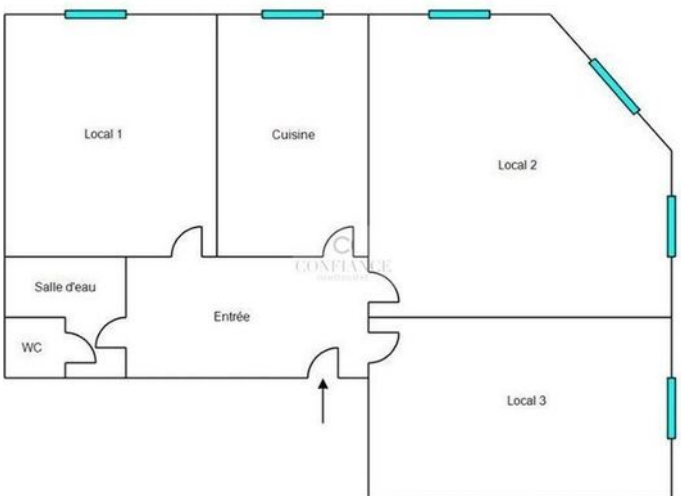
Carre d'Argent · 2 bedrooms · 69 m² in size



Two-bedroom apartment in Carre d'Argent

€448,000

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



Two-bedroom apartment in Carre d'Argent

€448,000

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

