

Two-bedroom apartment in Carre d'Or

€550,000

Carre d'Or · 2 bedrooms · 64 m² in size



Description

In the heart of Nice, on a prestigious pedestrian street just minutes from the beaches, this charming three-room apartment offers 64 square meters of living space. The property is conveniently close to shops and restaurants, making it an ideal spot for those who enjoy the vibrant city life.

Located on the third floor without an elevator, the apartment features a spacious, sunlit living room with a fully equipped open kitchen. This area opens onto a beautiful south-facing terrace, perfect for enjoying meals in peace and soaking up the sun. The apartment includes two large bedrooms measuring 21 and 11 square meters, respectively, and a bathroom with a toilet. Ample storage space and full air conditioning add to the comfort of this home.

This apartment's charm makes it an ideal pied-à-terre or an excellent rental investment. The location is unbeatable, with shops and amenities right at your doorstep. The tramway and bus stations are just a stone's throw away, while the old town of Nice, including the Cours Saleya and flower market, the Promenade des Anglais, and the beaches, are only a short walk away. Nice Airport is just a 15-minute drive, and a direct tram from the airport to the city takes about 30 minutes. From the Jean Médecin tram station, it's a mere 5 to 10-minute walk to the apartment.

Monthly management costs are €192. The average annual energy expenses range from €850 to €1,220. The agency fees are entirely borne by the buyer, reducing the taxable base for acquisition costs without altering the purchase price.

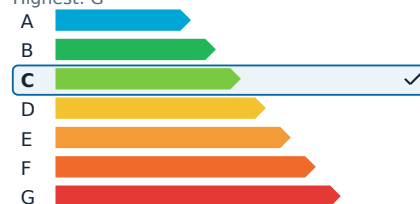
Key details

Surface area	64 m ²
Bedrooms	2
Floor	2nd
Lift	No
Outside space	Terrace
Monthly charges	€192 /mo

DPE (Energy)

C

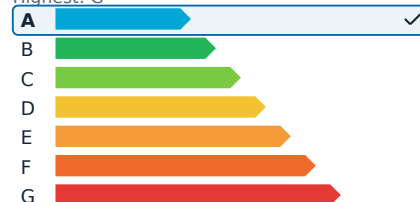
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



Two-bedroom apartment in Carre d'Or

€550,000

Carre d'Or · 2 bedrooms · 64 m² in size



Two-bedroom apartment in Carre d'Or

€550,000

Carre d'Or · 2 bedrooms · 64 m² in size



Two-bedroom apartment in Carre d'Or

€550,000

Carre d'Or · 2 bedrooms · 64 m² in size

