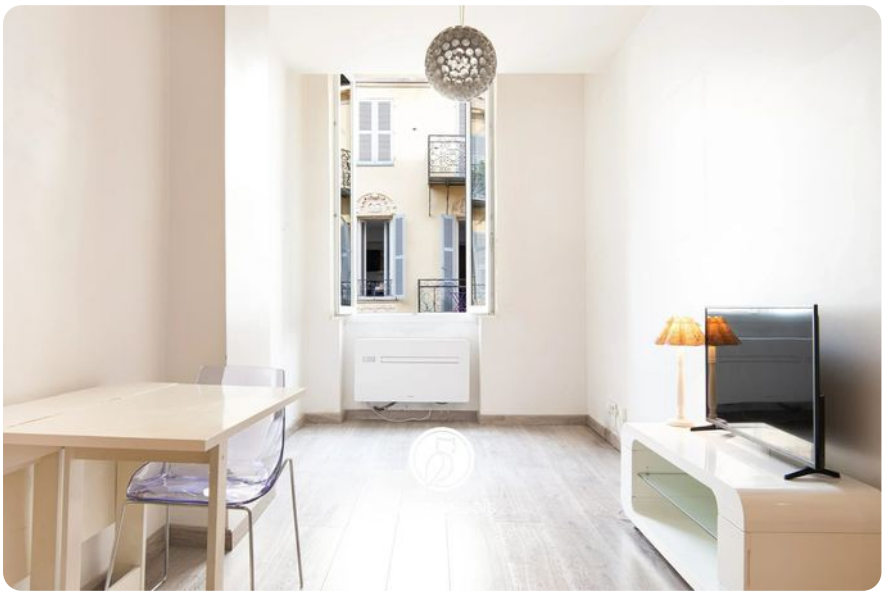
Two-bedroom apartment in Carre d'Or

€445,000

Carre d'Or · 2 bedrooms · 51 m² in size

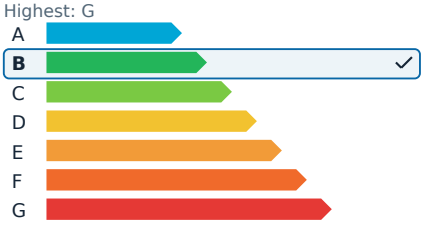


Key details

Surface area	**51 m²**
Bedrooms	**2**
Floor	**2nd**
Lift	**No**
Outside space	**No**
Monthly charges	**€81 /mo**

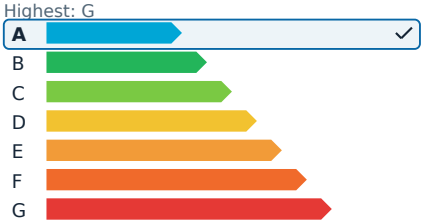
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This property is located in the Carré d'Or area of Nice, a prime location on Rue Masséna, close to the sea and the tramway. The apartment features three rooms, including an entrance leading to a living area with an open American-style kitchen, two bedrooms, a bathroom with a toilet, and a laundry space that doubles as storage.

The property permits seasonal rentals, making it an attractive investment opportunity with excellent potential for rental returns.

The property is part of a co-ownership with a total of 24 lots. The annual charges amount to €972. The energy consumption is rated at 101 kWhep/m² per year, with greenhouse gas emissions at 2 kg CO2/m² per year. Estimated annual energy expenses range from €502 to €678. There are no ongoing legal proceedings related to the property. The agency fees are fully covered by the seller.

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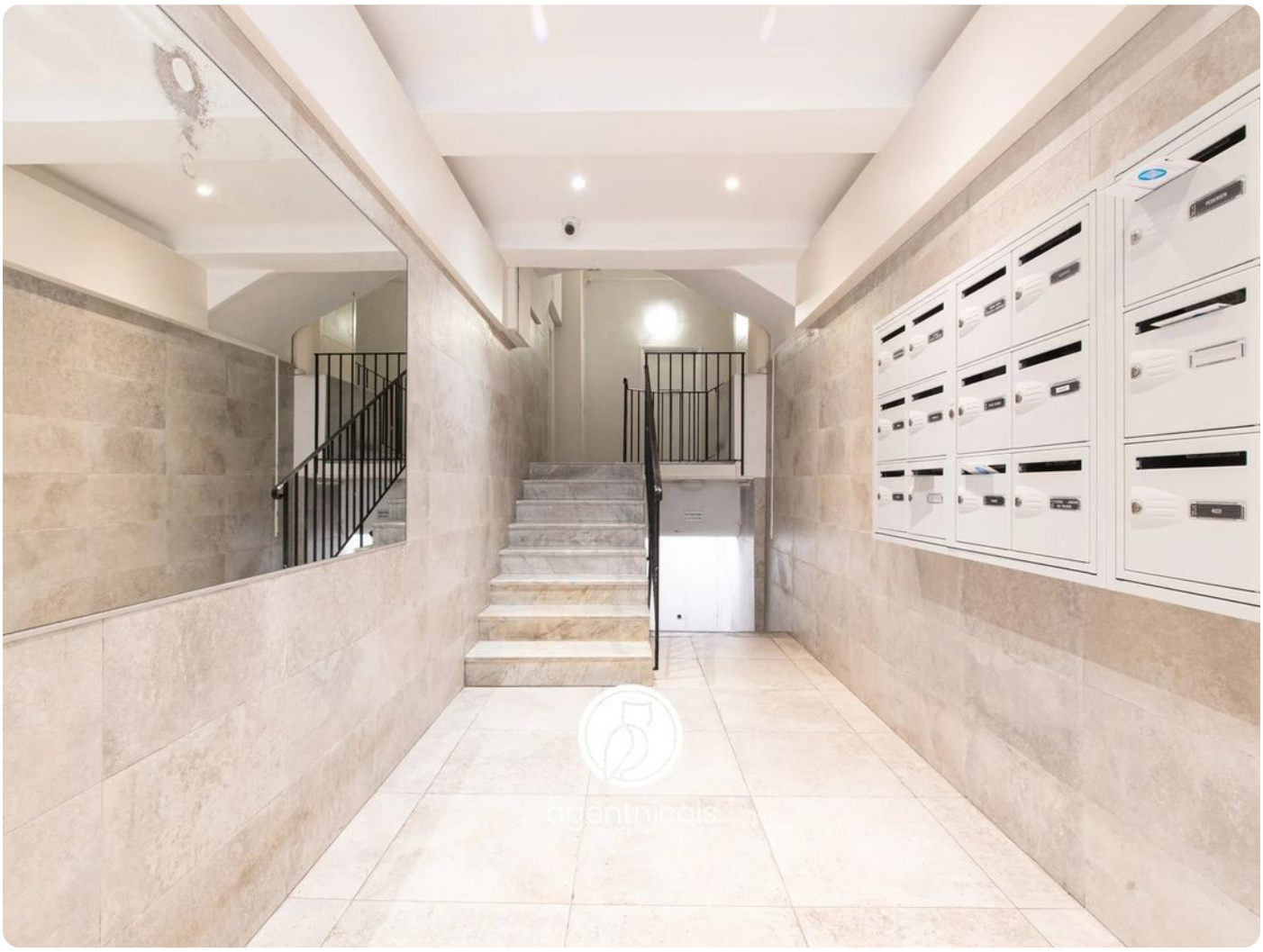
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