

Three-bedroom apartment in Carre d'Or

€525,000

Carre d'Or · 3 bedrooms · 63 m² in size



Description

In the heart of Nice's prestigious Carré d'Or, just steps from the sea and the tramway, lies a beautifully renovated 4-room apartment on Rue Masséna. This top-floor gem spans 63.48 square meters in a classic Niçois building and offers both charm and modern comforts. The apartment features exposed stone walls and is fully air-conditioned, ensuring a bright and inviting atmosphere throughout. It includes an entryway, a spacious living room with two windows, an adjoining equipped kitchen, a bedroom with a glass partition, a second bedroom, and a large bathroom with a shower and toilet. A staircase leads to a third, cozy bedroom. Fully furnished, this apartment is a turnkey opportunity.

The location is unbeatable, mere meters from the Promenade des Anglais, Place Masséna, and a variety of shops and amenities. The property is perfect as a pied-à-terre or for seasonal rentals like Airbnb, with high demand and excellent rental returns. Airbnb rentals are permitted within the building.

This property is part of a co-ownership with 10 lots. The annual charges amount to €1,252. There are no ongoing legal proceedings. The energy efficiency rating is 98 kWh/m² per year, and the greenhouse gas emission is 3 kg CO₂/m² per year. Estimated annual energy costs range from €550 to €800. The agency fees are included in the price and are fully covered by the seller.

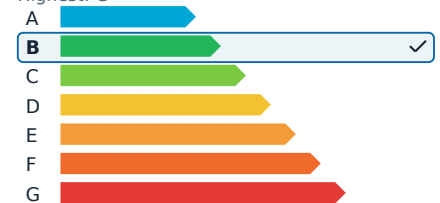
Key details

Surface area	63 m ²
Bedrooms	3
Floor	Ground
Lift	No
Outside space	No

DPE (Energy)

B

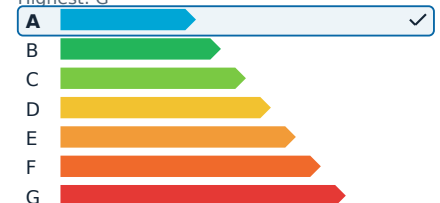
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Highest: G



GES (Emissions)

A

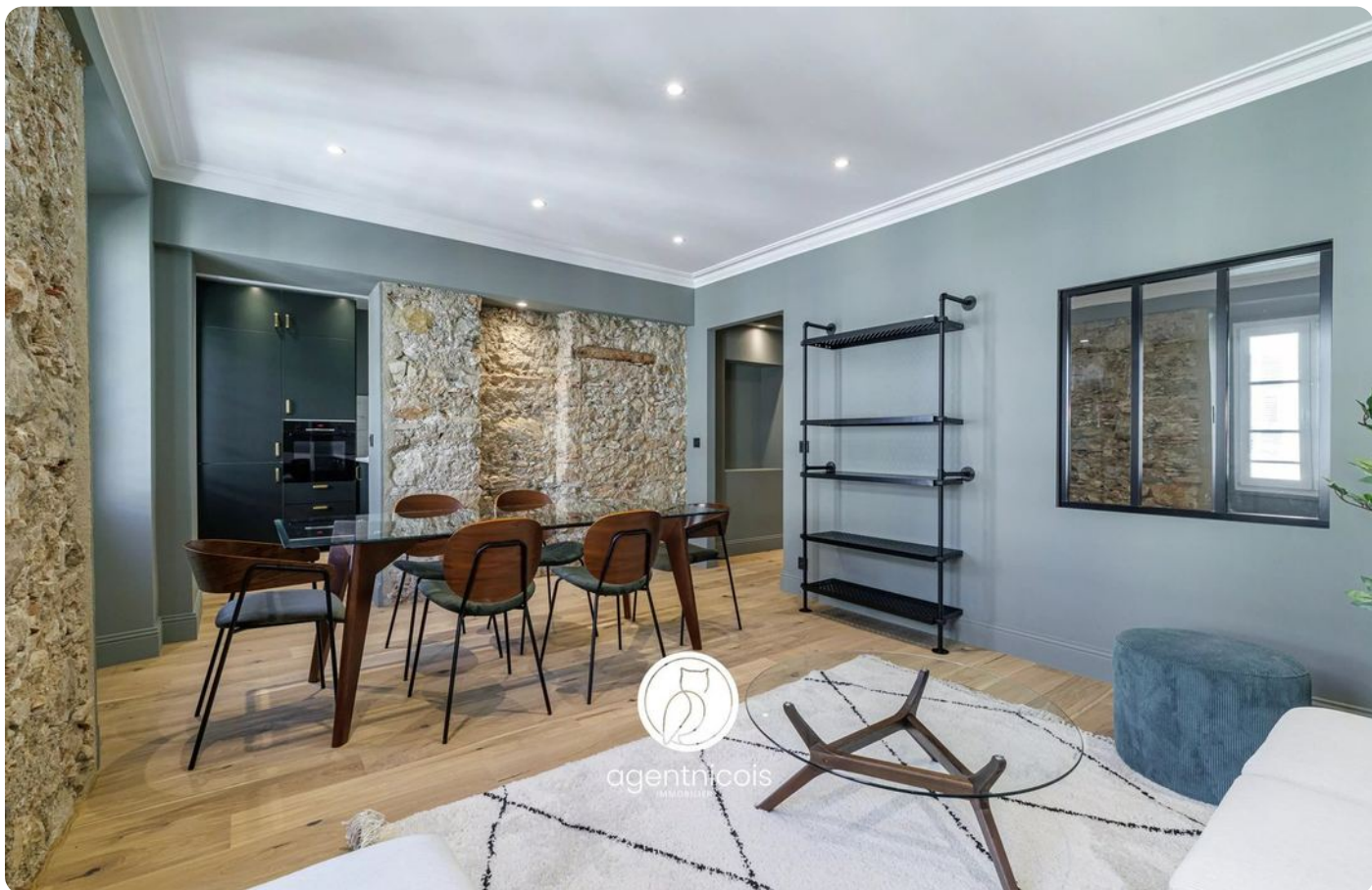
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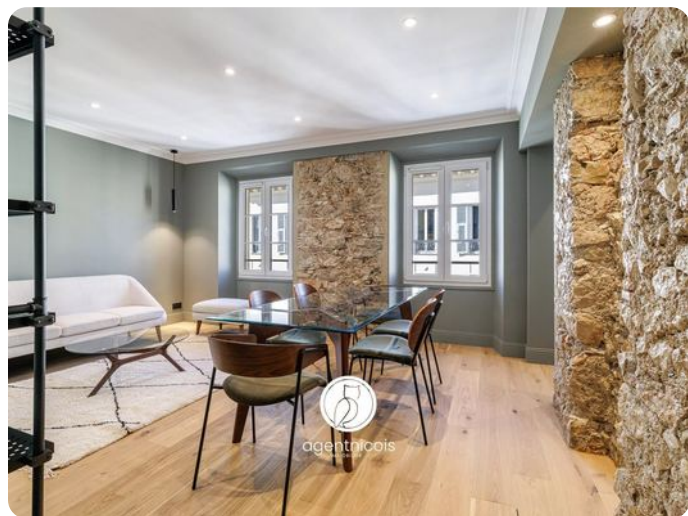
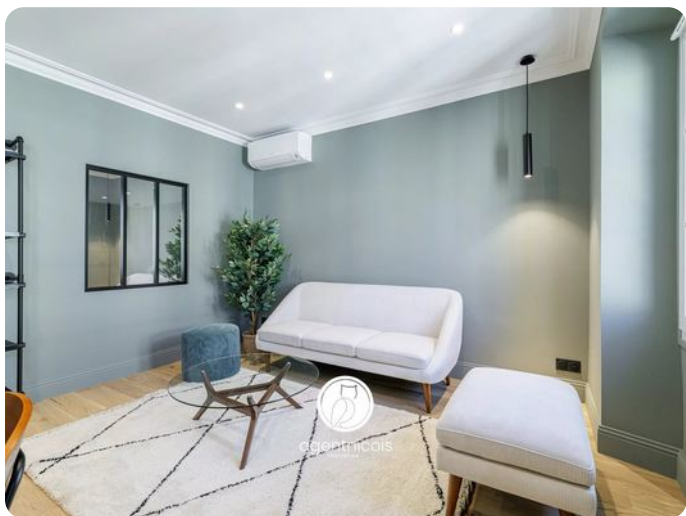
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