

Three-bedroom apartment in Carre d'Argent €470,000

Carre d'Argent · 3 bedrooms · 79 m² in size



Description

In the heart of Nice's Carré d'Or, just steps away from the vibrant Place Masséna and the iconic Promenade des Anglais, this charming property offers a blend of comfort and convenience in a secure residence. Situated on the third floor, this bright and peaceful four-room apartment, with an additional independent studio, provides an ideal living space without the hustle and bustle of city life. The main apartment features a corner living room, a fully equipped open-plan kitchen, three bedrooms with built-in wardrobes—including one with a mezzanine—and a bathroom with a toilet. The independent studio includes a living area, an open-plan kitchen, and its own bathroom with a toilet. Both units are fitted with double-glazed windows, ensuring tranquility and energy efficiency.

This property offers the flexibility for division or short-term rental, making it a prime investment opportunity or a perfect pied-à-terre.

Monthly management cost is €211. The energy efficiency rating is D, and the climate rating is B, with estimated annual energy costs ranging from €1,394 to €1,888 based on 2021 energy prices. The seller is responsible for the agency fees. The property is part of a co-ownership comprising 120 lots, and there are ongoing legal proceedings related to charge recovery and other matters.

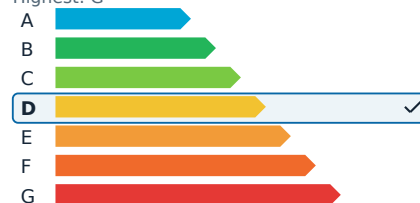
Key details

Surface area	79 m²
Bedrooms	3
Floor	2nd
Lift	No
Outside space	No

DPE (Energy)

D

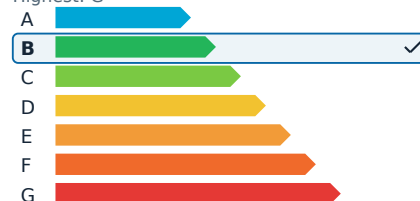
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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