

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 Place Masséna and the Promenade des Anglais, this charming residence offers a spacious four-room apartment with an independent studio. Situated on the third floor, the property benefits from an east-west orientation, ensuring ample natural light and a peaceful atmosphere. The main apartment features a corner living room, an equipped open-plan kitchen, and three bedrooms, one of which is a mezzanine with built-in wardrobes. A bathroom with toilet completes this space. The independent studio includes a living area, an open kitchen, and a bathroom with toilet. Both units are fitted with double-glazed windows, providing comfort and energy efficiency. The property offers the flexibility of division or short-term rental, making it an ideal investment or a perfect pied-à-terre.

Monthly management costs are 211€. The energy efficiency rating is Class D, with a climate impact rating of Class B. The estimated annual energy costs for standard use range from €1,394 to €1,888, based on 2021 energy prices. The agency fees are covered by the seller. The property is part of a co-ownership consisting of 120 lots, and there is an ongoing court procedure related to the recovery of charges and other matters.

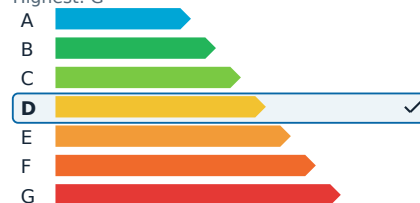
Key details

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

DPE (Energy)

D

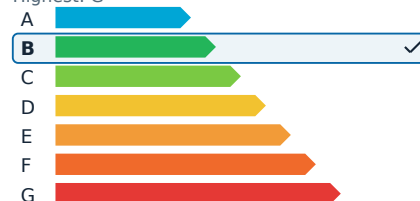
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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