

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 from Place Masséna and the iconic Promenade des Anglais, this charming property offers a blend of comfort and convenience within a secure residence. The main apartment on the third floor, without an elevator, features a bright and quiet east-west orientation. It includes a corner living room, an equipped open kitchen, three bedrooms with built-in closets—one of which is a mezzanine—and a bathroom with a toilet. Additionally, there is an independent studio comprising a living area, an open kitchen, and a bathroom with a toilet. Both living spaces are fitted with double-glazed windows, ensuring tranquility.

This property presents an excellent opportunity for rental investment or as a pied-à-terre, with the potential for division and short-term rentals. The vibrant neighborhood offers easy access to cultural landmarks, dining, and shopping, enhancing its appeal for both residents and visitors.

Monthly management cost: €211

Energy efficiency rating: Class D

Climate class: Class B

Agency fees: Paid by the seller

Number of lots in the co-ownership: 120

Ongoing legal proceedings: Recovery of charges and others

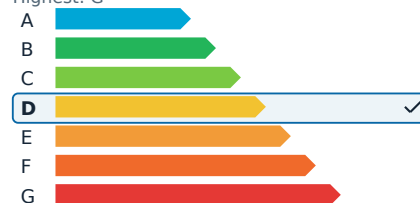
Key details

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

DPE (Energy)

D

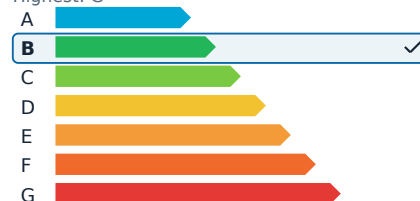
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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