

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 Promenade des Anglais, this charming property offers a blend of comfort and convenience within a secure, elegant residence. Situated on the third floor, this bright and tranquil four-room apartment comes with an independent studio, providing a versatile living space. The main apartment features a corner living room, a fully equipped open-plan kitchen, and three bedrooms, one of which is a mezzanine with built-in wardrobes. A modern bathroom with a toilet completes the layout. The independent studio includes a living area, an open-plan kitchen, and a bathroom with a toilet. Both spaces are fitted with double-glazed windows, ensuring peace and quiet.

This property offers the potential for division and short-term rental, making it an ideal investment opportunity or a perfect pied-à-terre. The area is renowned for its vibrant atmosphere, blending cultural heritage with modern amenities, and offers easy access to the city's best dining, shopping, and leisure activities.

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

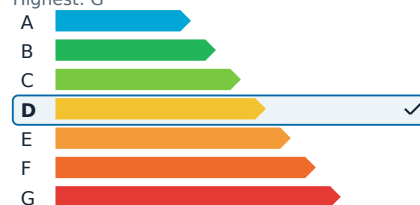
Key details

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

DPE (Energy)

D

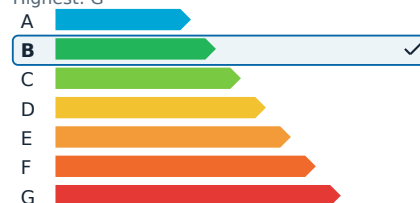
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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