

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 spacious four-room apartment along with an independent studio. Situated on the third floor of a secure and attractive residence, the property enjoys a peaceful atmosphere and abundant natural light, thanks to its east-west orientation.

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. There is also a bathroom with a toilet. The independent studio comprises a living area, an open-plan kitchen,

and a bathroom with a toilet. Both units are fitted with double-glazed windows, ensuring comfort and energy efficiency. The property presents an excellent opportunity for investment or as a pied-à-terre, with potential for division or short-term rental.

Monthly management cost: €211

Energy efficiency rating: Class D

Agency fees: Paid by the seller

Number of lots in the co-ownership: 120

Ongoing legal proceedings: Recovery of charges and others

Estimated annual energy costs: Between €1,394 and €1,888 (based on 2021 energy prices)

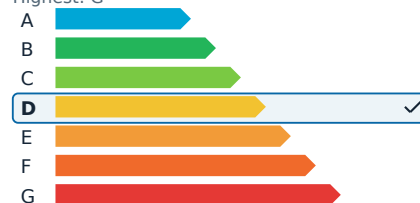
Key details

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

DPE (Energy)

D

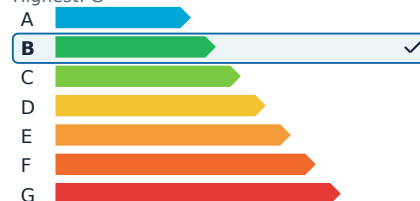
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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