Three-bedroom apartment in Carre d'Argent

€470,000

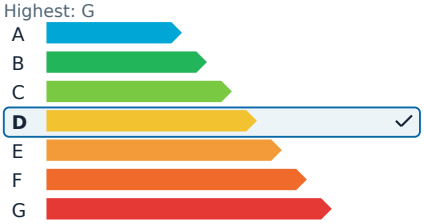
Carre d'Argent · 3 bedrooms · 79 m² in size

Key details

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

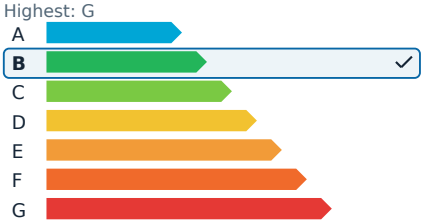
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Nice's Carré d'Or, just a short stroll from Place Masséna and the Promenade des Anglais, this charming property offers a blend of convenience and tranquility. Situated on the third floor of a secure and attractive residence, this bright and peaceful apartment spans east to west, providing ample natural light. The main four-room 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 shower room with a toilet completes the space. Additionally, there is an independent studio comprising a living area, an open-plan kitchen, and a shower room with a toilet. Both units are fitted with double-glazed windows, enhancing comfort and energy efficiency. The property offers potential for division or short-term rental, making it an ideal investment opportunity or a perfect pied-à-terre.

Monthly management costs are €211. The energy efficiency rating is Class D, with a climate class of B. The estimated annual energy expenses for standard usage range from €1,394 to €1,888, including subscriptions, for the years 2021, 2022, and 2023. The agency fees are the responsibility of the seller. The property is part of a co-ownership consisting of 120 lots. There is an ongoing legal procedure concerning the recovery of charges and other matters.

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