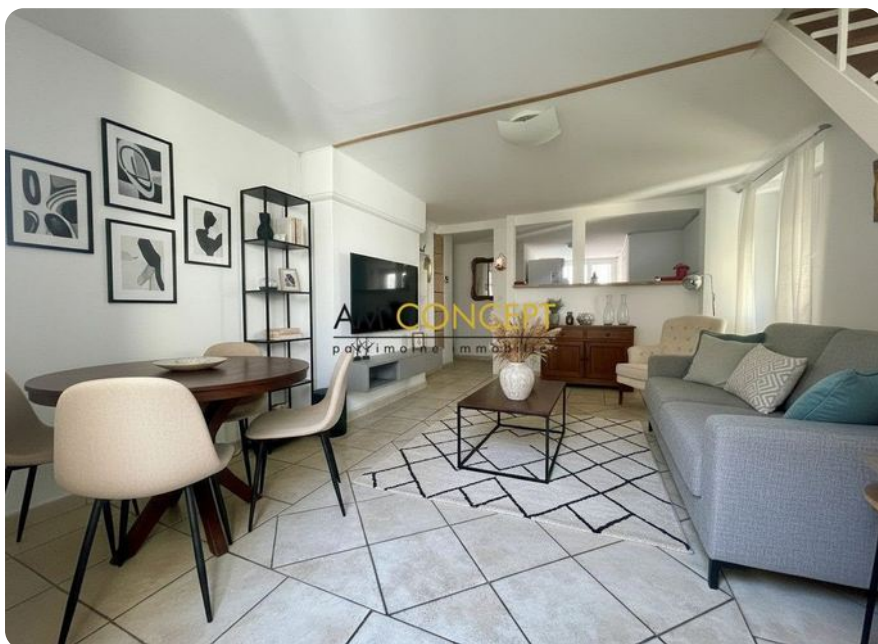


Three-bedroom apartment in Carre d'Argent €470,000

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



Description

In the heart of Nice's Carré d'Or, just a short walk from the bustling Place Masséna and the picturesque Promenade des Anglais, this charming property in a secure residence offers a unique living opportunity. Situated on the third floor without an elevator, the main apartment is a bright and peaceful four-room space with an east-west orientation. It features a corner living room, an equipped open-plan kitchen, and three bedrooms, one of which is a mezzanine with built-in wardrobes. The apartment also includes a bathroom with a toilet.

Additionally, there is an independent studio that includes a living

area, an open-plan kitchen, and a bathroom with a toilet. Both apartments are fitted with double-glazed windows, providing enhanced comfort and energy efficiency. The property offers flexibility with the potential for division and short-term rental opportunities, making it an ideal investment for rental purposes or as a pied-à-terre.

Monthly management cost: €211

Energy efficiency rating: Class D

Climate rating: Class B

Agency fees: Paid by the seller

Number of lots in the co-ownership: 120

Ongoing legal proceedings: Recovery of charges and others

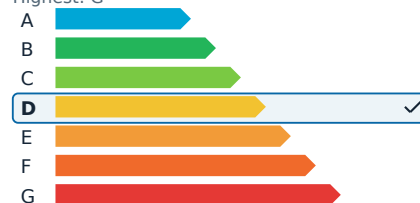
Key details

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

DPE (Energy)

D

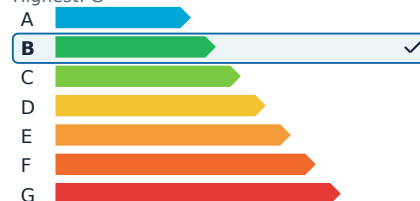
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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