

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 prestigious Carré d'Or, just steps away from the vibrant Place Masséna and the iconic Promenade des Anglais, this charming property offers a blend of comfort and convenience. Set within a secure residence, this luminous third-floor apartment, accessible via stairs, features a spacious layout with an east-west orientation. The main apartment includes a corner living room, a fully equipped open kitchen, and three bedrooms, one of which is a mezzanine with built-in wardrobes. A modern bathroom with a toilet completes the space. Additionally, an independent studio offers a living area, an open kitchen, and a bathroom with a toilet, providing flexibility for guests or rental opportunities. The property is equipped

with double-glazed windows, ensuring peace and quiet, and presents possibilities 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 (including subscriptions) for 2021-2023

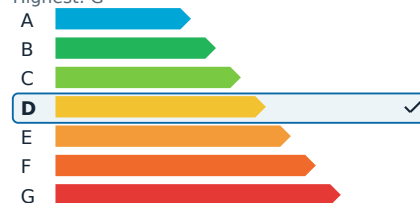
Key details

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

DPE (Energy)

D

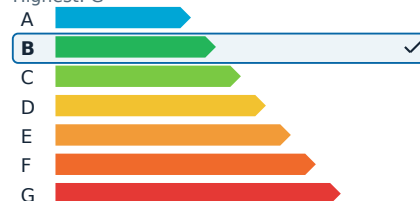
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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