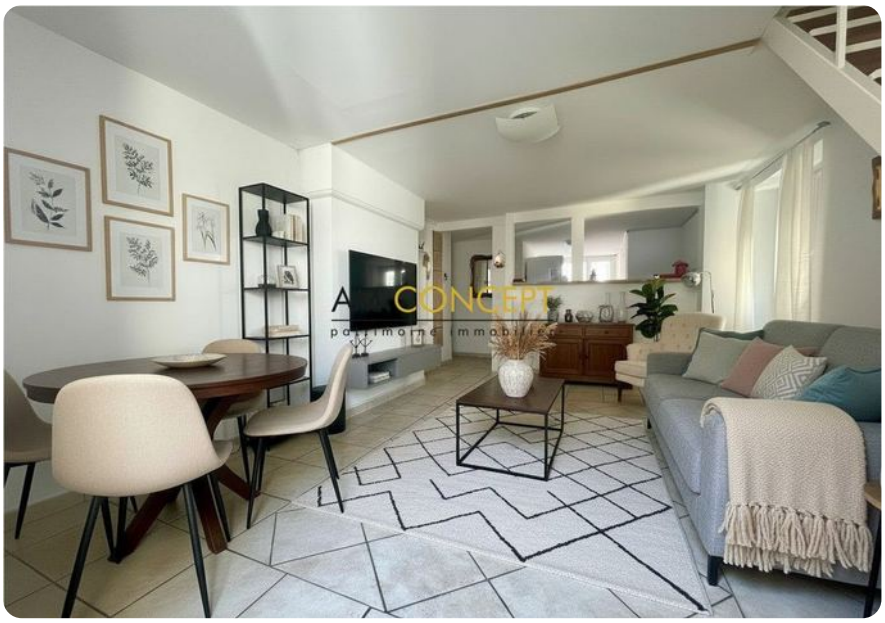
Three-bedroom apartment in Carre d'Argent

€460,000

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

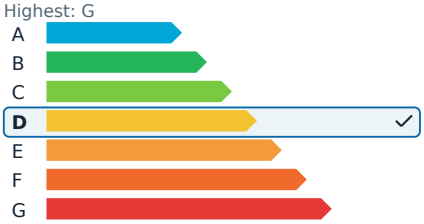


Key details

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

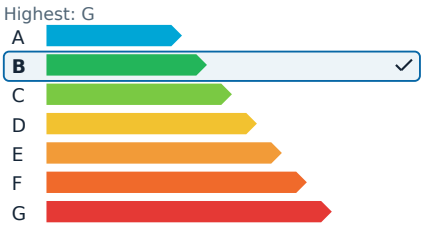
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the prestigious Carré d'Or district of Nice, just steps away from Place Masséna and the Promenade des Anglais, this property is situated in a beautiful, secure residence. It offers a spacious four-room apartment along with an independent studio on the third floor of a building without an elevator. The east-west facing layout ensures that both units are bright and peaceful.

The four-room apartment features a corner living room, an equipped American kitchen, and three bedrooms, one of which is on a mezzanine and includes built-in wardrobes. It also has a bathroom with a toilet. The independent studio consists of a living area, an American kitchen, and a bathroom with a toilet. Both units are fitted with double-glazed windows. There is potential for dividing the property or using it for short-term rentals, making it an ideal investment or a pied-à-terre.

The monthly management cost is €211. Agency fees are the responsibility of the seller. The property is part of a co-ownership of 120 lots. There is an ongoing legal procedure concerning the recovery of charges and other matters. The energy efficiency rating is D, and the climate rating is B. The estimated annual energy expenses for standard use range between €1,394 and €1,888, including subscriptions, for the years 2021, 2022, and 2023.

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