

Studio apartment in Carre d'Or

€189,000

Carre d'Or · Studio · 21 m² in size



Description

A charming studio apartment awaits just 150 meters from the iconic Promenade des Anglais, set in a former annex of the prestigious Hôtel Negresco. This unique residence offers tranquility and convenience, with easy access to shops, restaurants, and public transport. The apartment, located on the first and last floor, has been tastefully renovated to combine authenticity with modern comforts. It features a living room with a mezzanine area, an independent equipped kitchen, and a contemporary bathroom. Sold fully furnished and equipped, this property is an ideal pied-à-terre for enjoying the serene lifestyle of Nice or as a lucrative rental investment.

The apartment is part of a co-ownership comprising 20 lots, with annual charges of 940 euros. The energy efficiency rating is D, and the greenhouse gas emissions rating is B. The estimated annual energy expenditure for standard use is between 554 euros and 760 euros, based on the years 2021 to 2023. Agency fees amount to 9,500 euros, payable by the buyer.

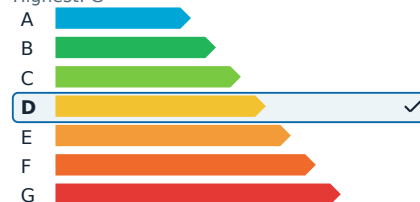
Key details

Surface area	21 m ²
Bedrooms	Studio
Floor	1st
Lift	No
Outside space	No
Monthly charges	€70 /mo

DPE (Energy)

D

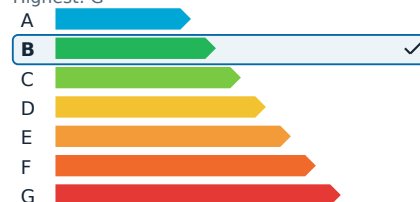
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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