

Studio apartment in Carre d'Or

€198,000

Carre d'Or · Studio · 23 m² in size



Description

A charming studio awaits just 150 meters from the iconic Promenade des Anglais, set within a former annex of the illustrious Hôtel Negresco. This intimate residence, perched on the first and last floor, offers an oasis of tranquility while remaining conveniently close to an array of shops, restaurants, and transport options. The apartment has been tastefully renovated, featuring a living room with a mezzanine area, an independent equipped kitchen, and a modern bathroom. Sold fully furnished and equipped, this property is perfect as a pied-à-terre for those wishing to savor the peaceful ambiance of Nice or as a lucrative rental investment. It seamlessly blends an exceptional location with authenticity and modern comfort.

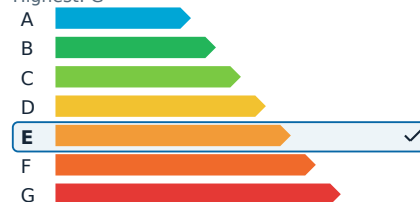
Key details

Surface area	23 m ²
Bedrooms	Studio
Floor	1st
Lift	No
Outside space	No
Monthly charges	€80 /mo

DPE (Energy)

E

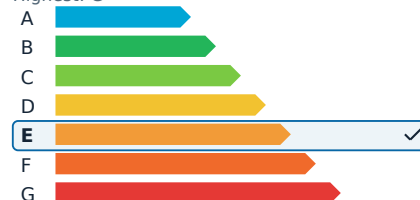
Lowest: A
Highest: G



GES (Emissions)

E

Lowest: A
Highest: G



Energy efficiency rating: DPE E, GES E. Estimated annual energy expenditure for standard use is between 446 euros and 566 euros, based on indices from 2021 to 2023. The apartment is part of a co-ownership of 20 lots with annual charges of 960 euros. Agency fees of 5.26% including tax are payable by the purchaser.

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