Studio apartment in Carre d'Or

€205,000

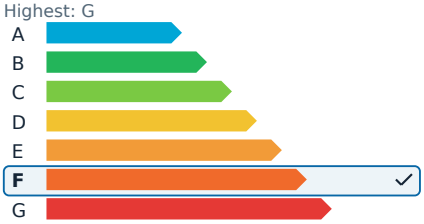
Carre d'Or · Studio · 23 m² in size

Key details

Surface area	**23 m²**
Bedrooms	**Studio**
Floor	**2nd**
Lift	**Yes**
Outside space	**No**

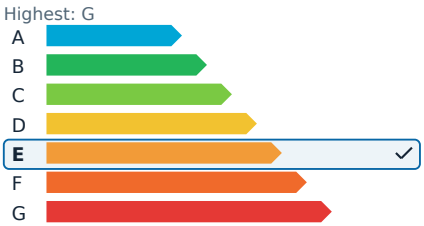
DPE (Energy) **F**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

In the highly sought-after Carré d'Or district of Nice, this studio enjoys a prime location just steps from the beaches, shops, and public transport. Positioned on the second floor with elevator access, the property benefits from a southern exposure, ensuring a bright and sunny atmosphere throughout the day.

The studio features an entrance with a closet, a comfortable living area, a kitchenette, and a bathroom with a toilet. A balcony extends the living space, providing a pleasant outdoor area. Sold fully furnished, the apartment is ready for immediate occupancy or rental. A basement storage unit is also included, adding convenience. This property is ideal for rental investment or as a secondary residence.

The co-ownership consists of 60 residential lots. The annual share of charges is €2,147, with an energy efficiency rating of E. Estimated annual energy costs for the property range between €810 and €1,130. Agency fees are included and are the responsibility of the seller.

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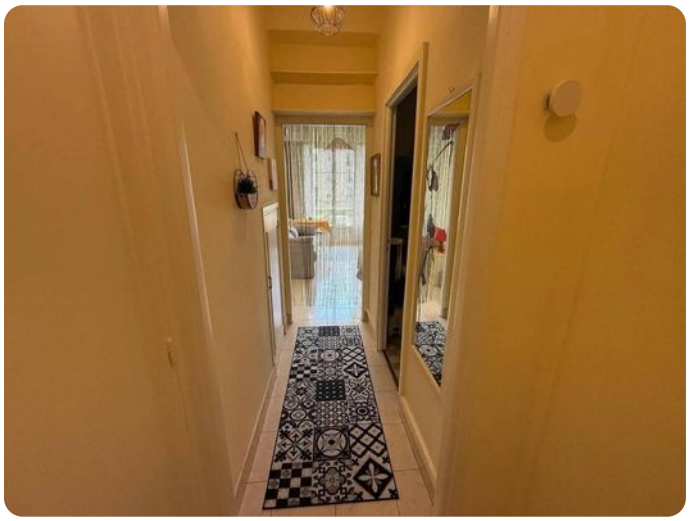
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