

Studio apartment in Carre d'Or

€245,000

Carre d'Or · Studio · 20 m² in size



Description

This studio apartment is a rare find in the most luxurious part of Nice's Carré d'Or. Positioned on a high floor, it boasts a southern exposure and has been recently renovated. The balcony, offering a peaceful retreat, is perfect for a table for two. Inside, the living space is air-conditioned and features an open kitchen, complemented by a separate shower room with a WC.

Its prime location, just steps from Place Masséna and close to the pedestrian zone, makes it an ideal pied-à-terre or a prestigious investment opportunity, with seasonal rentals already established in the building.

Energy efficiency is rated as class C. Annual charges amount to €840, and the property is part of a co-ownership with 106 main lots. No legal proceedings are ongoing within the co-ownership. Estimated annual energy expenses range from €460 to €510 based on 2023 energy prices. Agency fees will be fully covered by the seller.

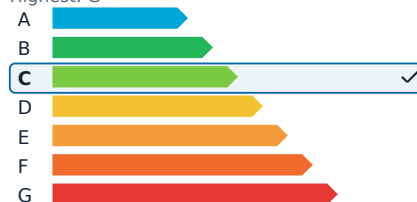
Key details

Surface area	20 m ²
Bedrooms	Studio
Floor	3rd
Lift	Yes
Outside space	Balcony
Monthly charges	€70 /mo

DPE (Energy)

C

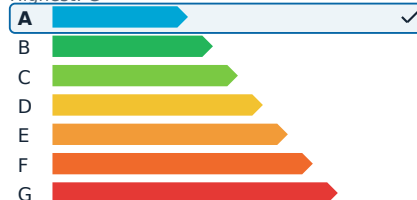
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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