

# One-bedroom apartment in Carre d'Argent €268,000

Carre d'Argent · 1 bedroom · 44 m<sup>2</sup> in size



## Description

In the highly sought-after Wilson district of central Nice, this charming two-room apartment offers a prime location amidst a vibrant array of amenities and restaurants. Just a short stroll from Place Masséna and the tramway, the property is set on the second floor of a secure, well-maintained Niçois building. Covering 44 square meters, the apartment features a bright and pleasant living room, a quiet sleeping area overlooking a courtyard with its own bathroom, and a fully equipped kitchen with a mezzanine that can be customized to fit your needs. The apartment boasts ample storage and reversible air conditioning in every room, ensuring both comfort and efficiency.

Currently rented under a furnished lease until January 26, 2027, this property generates a monthly rent of €1,090, charges included. The

estimated annual energy expenses for standard usage range between €760 and €1060, based on 2021 rates, including subscriptions.

## Key details

|                 |                   |
|-----------------|-------------------|
| Surface area    | 44 m <sup>2</sup> |
| Bedrooms        | 1                 |
| Floor           | 2nd               |
| Lift            | No                |
| Outside space   | No                |
| Monthly charges | €69 /mo           |

## DPE (Energy)

E

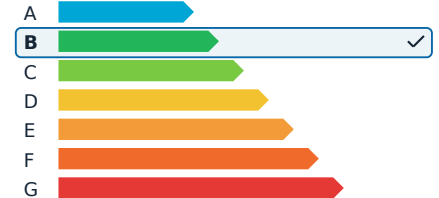
Lowest: A  
Highest: G



## GES (Emissions)

B

Lowest: A  
Highest: G



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