

One-bedroom apartment in Carre d'Argent €310,000

Carre d'Argent · 1 bedroom · 38 m² in size



Description

In the vibrant area of Nice Etoile, within the Dubouchage sector, lies a charming two-room apartment on the fourth floor of a modern, secure, and well-maintained residence. This apartment, in very good condition, immediately impresses with its brightness and pleasant atmosphere.

Upon entering, you'll find a hallway with a closet, a bathroom, separate toilets, and a bedroom with built-in storage. The living area is welcoming and features an equipped American-style kitchen that opens onto a balcony. This balcony offers a delightful, unobstructed view of greenery, a rare find in the heart of the city.

The apartment is equipped with double glazing and air conditioning, ensuring a comfortable and well-lit environment. It is a functional and quiet space, making it ideal for a pied-à-terre, a first purchase, or a rental investment. The location is perfect, with shops, public transport, restaurants, and the lively city center all within immediate reach.

There is also the option to purchase a garage for an additional cost.

The property is part of a co-ownership that includes 88 lots, with 52 designated for residential use. The annual share of charges amounts to €1,440. The energy efficiency rating is C, with estimated annual energy expenses ranging from €542 to €734 for the years 2023. There are no ongoing legal proceedings to the best of our knowledge. Agency fees are included and are the responsibility of the seller.

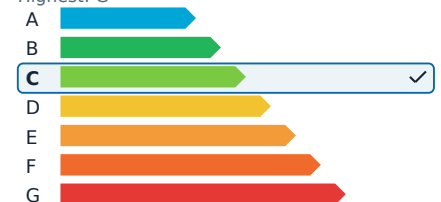
Key details

Surface area	38 m²
Bedrooms	1
Floor	4th
Lift	Yes
Outside space	Balcony
Monthly charges	€120 /mo

DPE (Energy)

C

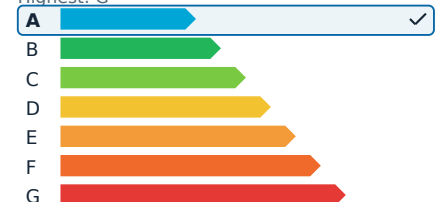
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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