

# One-bedroom apartment in Carre d'Argent €169,000

Carre d'Argent · 1 bedroom · 26 m<sup>2</sup> in size



## Description

This duplex apartment is in the vibrant heart of Nice, in the Carabacel/Dubouchage area. It offers a total floor space of 26.47 square meters, with 19.52 square meters as per the Loi Carrez. The property is in excellent condition and features a living room of 12 square meters and a mezzanine bedroom of 12 square meters, with 6 square meters under the eaves. Located on the first and top floor of a small building, it benefits from low charges and double glazing.

The location is incredibly convenient, with tram lines 1 and 2, shops, and the Nice Etoile shopping center all nearby. The Sasserno and Calmette establishments are also within easy reach. A short 10-minute walk will take you to the iconic Place Massena and the famous Promenade des Anglais.

## Key details

|               |                   |
|---------------|-------------------|
| Surface area  | 26 m <sup>2</sup> |
| Bedrooms      | 1                 |
| Floor         | 1st               |
| Lift          | No                |
| Outside space | No                |

## DPE (Energy)

E

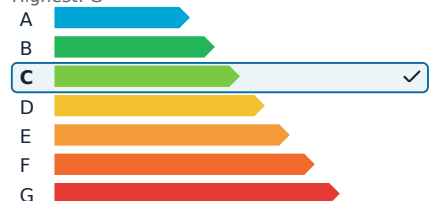
Lowest: A  
Highest: G



## GES (Emissions)

C

Lowest: A  
Highest: G



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