# 1 room in Carre d'Argent

**€179,000**

Carre d'Argent · 1 room · 28 m² in size

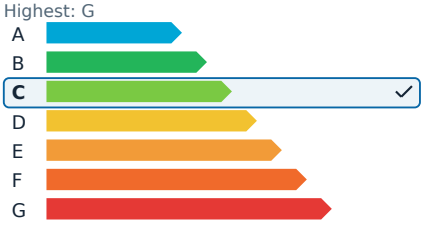



## Key details

| | |
|---|---|
| Surface area | **28 m²** |
| Rooms | **1** |
| Floor | **2nd** |
| Lift | **Yes** |
| Annual charges | **€840 /yr** |

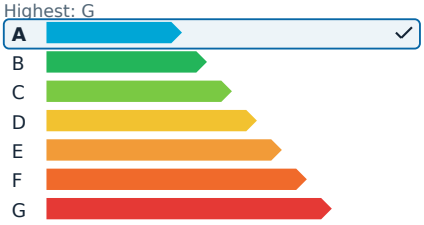
**DPE (Energy)** **C**

Lowest: A
Highest: G




**GES (Emissions)** **A**

Lowest: A
Highest: G




## Description

In the heart of Nice's bustling city center, this charming 28 m² studio is located on the prestigious Avenue Jean Médecin, directly opposite the Nice Étoile shopping center. Set within a well-maintained, secure residence with an elevator, this property offers a prime location with immediate access to all amenities, including tram and bus services, shops, cinemas, and restaurants. The famous Promenade des Anglais, the beaches, and the sea are just a short 800-meter walk away.

The apartment features an entryway with a closet, a bright and pleasant living area with an equipped American-style kitchen, and a bathroom with a shower and toilet. A standout feature is its impressive ceiling height of 3.20 meters, which provides a rare sense of volume and the potential to add a mezzanine, further optimizing the space according to your preferences.

In good general condition and ready for immediate occupancy, the apartment could benefit from some refreshing to modernize and fully reveal its potential according to your tastes. Its exceptional location, abundant natural light, and significant potential make it an ideal opportunity for a primary residence, a pied-à-terre, or a quality investment property.

The property is part of a co-ownership consisting of 43 residential lots. Annual charges amount to €830, which includes cold water. Agency fees are included in the price and are the responsibility of the seller.

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