1 room in Carre d'Argent

€169,000

Carre d'Argent · 1 room · 21 m² in size



Key details

Surface area	**21 m²**
Rooms	**1**
Floor	**4th**
Annual charges	**€420 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

- A
- B
- **C** ✓
- D
- E
- F
- G

GES (Emissions) **A**

Lowest: A
Highest: G

- **A** ✓
- B
- C
- D
- E
- F
- G

Description

This charming attic studio apartment is perfectly positioned in the highly sought-after Wilson district of Nice. Just a short stroll from Place Masséna, the Coulée Verte, shops, public transport, and all the conveniences of the city center, it offers a prime location at the heart of Nice's vibrant life.

Located on the fourth and top floor of a traditional Niçois building, this apartment covers 21.85 square meters according to the Carrez law (28 square meters of total floor area). The studio captivates with its warm atmosphere, unique character, and the tranquility that comes with being on the top floor. The living space is well-optimized and inviting, providing a cozy retreat in the middle of the city, perfect for enjoying the urban lifestyle of Nice. The mansard roof adds charm and authenticity to this rare find in the area. Additionally, the apartment is equipped with air conditioning, ensuring comfort throughout the year.

This studio presents an excellent opportunity for a pied-à-terre, a first-time purchase, or a rental investment in one of the most desirable neighborhoods in central Nice.

The property is part of a co-ownership with 16 residential lots. The annual charges amount to €430, and the agency fees are the responsibility of the buyer.

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