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 is located in the highly sought-after Wilson district of Nice, just a short walk from Place Masséna, the Coulée Verte, shops, public transport, and all the conveniences of the city center. Nestled on the fourth and top floor of a traditional Niçoise building, the apartment spans 21.85 square meters as per Carrez law (28 square meters of floor space) and offers a warm and inviting atmosphere. The unique character of the mansard roof adds to the property's charm, providing a peaceful retreat high above the bustling city streets.

The living space is efficiently designed to create a cozy setting, perfect for enjoying the vibrant urban life of Nice. The studio is equipped with air conditioning, ensuring comfort throughout the year. This property 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. Annual charges amount to €430, and the agency fees are to be paid by the buyer.

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