Two-bedroom apartment in Carre d'Argent

€270,000

Carre d'Argent · 2 bedrooms · 62 m² in size

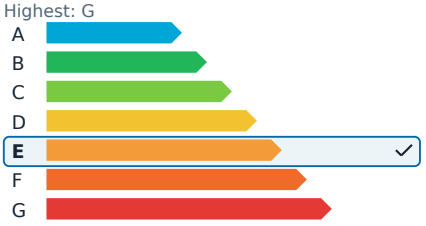


Key details

Surface area	**62 m²**
Bedrooms	**2**
Floor	**4th**
Lift	**No**
Outside space	**No**

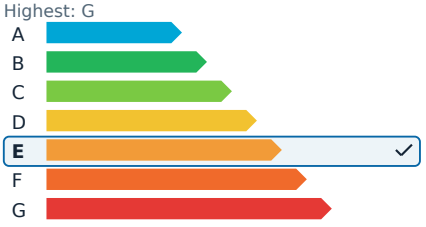
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

In the heart of Nice, this 62 square meter apartment offers convenient access to all amenities and the tramway. Situated on the 4th floor of a 5-storey building without an elevator, this east-west facing apartment features an entrance, a living room with parquet flooring and a fireplace, a separate kitchen, two bedrooms, a shower room, and separate toilets. The apartment is in need of some refreshing. A cellar is included with the property. Currently rented for 895 euros per month under a student lease ending on June 30, 2027. Monthly charges are 102 euros, and the property tax is 1,075 euros.

The seller is responsible for the agency fees. The apartment is part of a co-ownership consisting of 13 lots. There are no ongoing legal proceedings. The energy efficiency rating is E, with estimated annual energy costs ranging from 1,347 to 1,823 euros for the years 2021, 2022, and 2023.

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