# Two-bedroom apartment in Carre d'Argent

**€270,000**

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

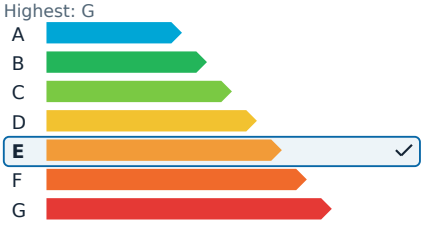



## Key details

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

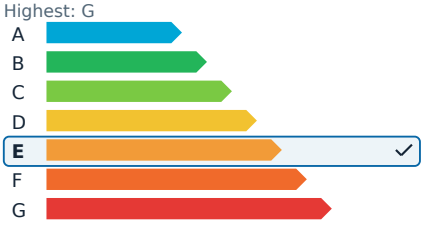
**DPE (Energy)** **E**

Lowest: A
Highest: G




**GES (Emissions)** **E**

Lowest: A
Highest: G




## Description

In the heart of Nice, this 62 square meter, three-room apartment offers convenient access to all local amenities and the tramway. Positioned on the 4th floor of a 5-story building without an elevator, the apartment features an east-west orientation. It includes an entrance, a living room with wooden flooring and a fireplace, a separate kitchen, two bedrooms, a bathroom, and a separate toilet. The apartment is currently in need of some refreshing. A cellar provides additional storage space.

Currently rented for 895 euros per month, charges included, under a student lease until June 30, 2027. Monthly charges are 102 euros, and the property tax is 1075 euros.

This property is part of a co-ownership of 13 lots. There are no ongoing legal proceedings. The energy efficiency rating is E, with estimated annual energy costs ranging between 1347 and 1823 euros for standard usage, including subscriptions. Agency fees are the responsibility of the seller.

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