2 rooms in Carre d'Argent

€295,000

Carre d'Argent · 2 rooms · 38 m² in size

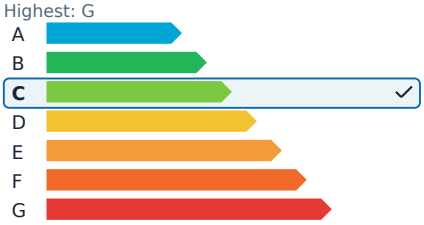


Key details

Surface area	**38 m²**
Rooms	**2**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**

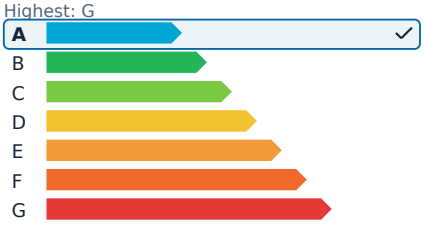
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover an elegant two-room apartment in the heart of Nice, just steps away from the lush expanse of the Coulée Verte. Positioned between the prestigious Carré d'Or and the charming Old Town, this property offers an exceptional address with immediate access to all amenities. Situated on the second floor with elevator access in a distinguished bourgeois building, the apartment impresses with its timeless appeal and refined details from the moment you enter.

The living room is bathed in natural light, featuring solid oak parquet flooring and impressive ceiling height. The semi-equipped American kitchen is both practical and stylish. A quiet, independent bedroom provides a peaceful retreat, while the well-maintained shower room with WC adds functionality and care. The impeccably maintained common areas reflect the noble character and high standard of the building. Additionally, a basement storage room complements the property perfectly.

This rare offering combines a prime location, the charm of historic architecture, and significant potential, making it ideal for a quality primary residence, a prestigious pied-à-terre, or a secure investment. An opportunity not to be missed!

The agency fees are covered by the seller. The property is part of a co-ownership comprising 50 lots, with no ongoing legal proceedings. Energy efficiency is rated as Class C, with a climate impact rating of Class A. Estimated annual energy costs for standard usage range between €690 and €980, including subscriptions, for the years 2021, 2022, and 2023.

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