2 rooms in Carre d'Argent

€229,000

Carre d'Argent · 2 rooms · 35 m² in size



Key details

Surface area	**35 m²**
Rooms	**2**
Floor	**1st**
Annual charges	**€624 /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

Discover this charming 35 m² two-room apartment, perfectly positioned in the heart of the city. Located on the first floor of a classic Niçoise building with recently renovated common areas, the apartment impresses with its high ceilings, abundant natural light, and well-optimized layout.

The apartment features a pleasant living room with a fully equipped open kitchen, a spacious bedroom with an integrated wardrobe, and a shower room with laundry space and a toilet. Sold fully furnished, the property requires some refreshing work to unlock its full potential. It presents an excellent opportunity for a first-time buyer, an elegant pied-à-terre in the heart of Nice, or a secondary residence on the French Riviera.

Its exceptional location allows easy walking access to the beaches, the Promenade des Anglais, Place Masséna, the Old Town, downtown shops, and all public transport. This sought-after address offers a privileged lifestyle in the heart of Nice, perfect for enjoying the gentle way of life on the Côte d'Azur year-round or making a quality investment.

This property is part of a co-ownership with 16 residential lots. The annual charges amount to 621 euros. The agency fees are shared between the seller and the buyer.

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