2 rooms in Carre d'Argent

€560,000

Carre d'Argent · 2 rooms · 71 m² in size



Key details

Surface area	**71 m²**
Rooms	**2**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€1,865 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

Experience the charm of living in a prestigious address with this exceptional two-room apartment on the iconic Place Masséna in Nice. Located within a neoclassical building inspired by Turin's architectural style and constructed in the early 19th century, this property offers a rare blend of historical elegance and modern potential. Spanning 71.84 square meters, the apartment boasts a spectacular living area of 54.67 square meters, highlighted by an impressive ceiling height of 3.40 meters. These grand proportions and the building's prestige provide an exceptional opportunity for customization in the vibrant heart of Nice.

Adding to the property's allure is a spacious cellar of over 30 square meters, enhancing the overall high-end appeal. Additionally, there is an option to purchase a private box/parking space just a five-minute walk away.

This property is part of a co-ownership comprising 21 lots. The average share of the projected annual budget is €1,865.33. The energy efficiency rating is classified as D, with a climate rating of B. Estimated annual energy expenses for standard usage range between €1,570.00 and €2,170.00, including subscriptions, for the years 2021 to 2023. The agency fees are the responsibility of the seller, and there are no ongoing legal proceedings.

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