2 rooms in Carre d'Argent

€379,000

Carre d'Argent · 2 rooms · 39 m² in size

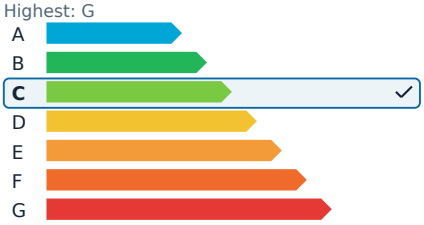


Key details

Surface area	**39 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€796 /yr**

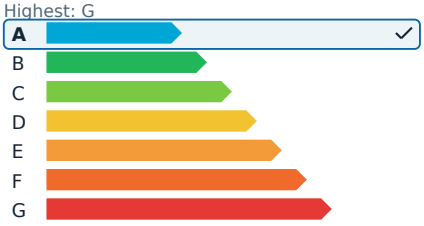
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In a charming 1920s building with well-maintained common areas, this property offers the perfect blend of convenience and comfort. Just steps away from shops, the tramway, and the vibrant Place Masséna, this two-room apartment is ideally situated for those who wish to enjoy the best of Nice.

Located on a higher floor, the apartment is in excellent condition and features a south-facing balcony. The entrance is equipped with custom-built closets, leading to a spacious and bright living room with a fully fitted kitchen. This area opens onto a continuous balcony, complete with a table and two chairs, perfect for enjoying the southern exposure. The bedroom, also equipped with closets, has private access to the balcony. The bathroom is modern, featuring a suspended toilet.

The apartment boasts high ceilings, reversible air conditioning, and a layout designed to maximize space. The renovation has been carried out with care, using high-quality materials and fittings. This property is ideal as a pied-à-terre or as a rental investment.

The property is part of a co-ownership with a total of 62 lots, of which 41 are main units including residences, shops, and offices. The annual co-ownership charges amount to €796.44. Energy consumption is rated at 159 kWhep/m² per year, with greenhouse gas emissions at 6 kgeqCO2/m² per year. There are no ongoing legal proceedings concerning the property. The agency fees will be fully covered by the seller.

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