2 rooms in Carre d'Argent

€310,000

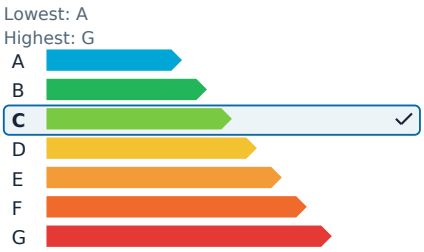
Carre d'Argent · 2 rooms · 38 m² in size



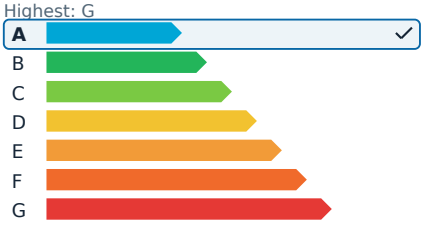
Key details

Surface area	**38 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,440 /yr**

DPE (Energy) **C**



GES (Emissions) **A**



Description

In the Dubouchage Nice Etoile area, this charming two-room apartment is situated on the fourth floor of a modern, secure, and well-maintained building. Upon entering, the apartment immediately impresses with its brightness and pleasant atmosphere.

The layout includes an entrance with a closet, a bathroom, separate toilets, and a bedroom with a closet. The living area features an open-plan American-style kitchen that leads to a balcony, offering a lovely open view of greenery—a rare find in the heart of the city.

The apartment is equipped with double glazing and air conditioning, ensuring comfort and tranquility. Its functional design and natural light make it ideal for a pied-à-terre, a first-time purchase, or a rental investment. The location is perfect, with immediate access to shops, public transportation, restaurants, and the vibrant city center.

There is also the option to purchase a garage for an additional cost.

The property is part of a co-ownership with 88 lots, 52 of which are for residential use. The annual share of charges amounts to €1,440. The energy efficiency rating is C, with estimated annual energy expenses ranging from €542 to €734. There are no ongoing legal proceedings to our knowledge. Agency fees are included and are the responsibility of the seller.

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