2 rooms in Carre d'Argent

€349,000

Carre d'Argent · 2 rooms · 44 m² in size

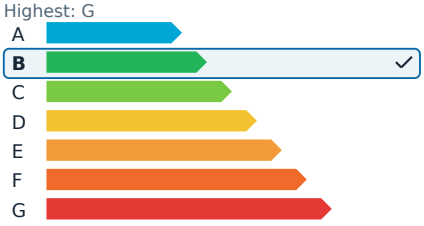


Key details

Surface area	**44 m²**
Rooms	**2**
Floor	**2nd**
Balcony	**Yes**
Annual charges	**€1,920 /yr**

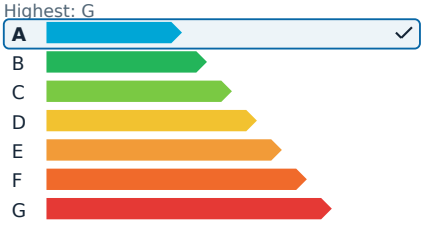
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice, at the corner of Rue Tonduti de l'Escarène and near the Hôtel des Postes, lies a prime location for this exceptional property. On the second floor of a well-maintained, secure, historic building, this beautifully renovated two-room apartment combines the charm of the old with modern amenities. The apartment is bright throughout the day, thanks to its dual aspect, and features two balconies. It boasts a high ceiling, an optimized layout, and top-quality renovation work. With reversible air conditioning and meticulous finishes, no further work is needed.

The location is ideal, just steps from Square Wilson, Lycée Massena, and the Durandy tramway, with all conveniences right at the building's doorstep. This rare find in the area is perfect as a main residence, a pied-à-terre, or an investment opportunity.

The property is part of a co-ownership comprising 12 lots, all residential. There are no ongoing legal proceedings. The annual management charges amount to 1,920 euros.

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