2 rooms in Carre d'Argent

€280,000

Carre d'Argent · 2 rooms · 40 m² in size



Key details

Surface area	**40 m²**
Rooms	**2**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**

DPE (Energy) **C**

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

In the heart of Nice, positioned between the prestigious Carré d'Or and the authentic charm of Vieux-Nice, this elegant two-room apartment offers an exceptional address with immediate access to all amenities. Situated on the second floor of a distinguished bourgeois building with an elevator, the apartment greets you with timeless charm and refinement. The living room, bathed in natural light, features solid oak flooring and impressive high ceilings. The semi-equipped American kitchen is thoughtfully designed, while the independent bedroom provides a peaceful retreat. A well-maintained shower room with a WC adds to the functionality and elegance of the space. The common areas of the building are impeccably maintained, reflecting its noble character. A basement cellar complements the property, adding valuable storage space. This rare find combines a prime location with the charm of historic architecture, making it ideal for a quality primary residence, a prestigious pied-à-terre, or a secure investment opportunity.

Agency fees are the responsibility of the seller. The property is part of a co-ownership consisting of 50 lots. There are no ongoing legal proceedings. The energy efficiency rating is class C, and the climate rating is class A. Estimated annual energy expenses for standard use range from €690 to €980 for the years 2021, 2022, and 2023, including subscriptions.

2 rooms in Carre d'Argent

€280,000

Carre d'Argent · 2 rooms · 40 m² in size





2 rooms in Carre d'Argent

€280,000

Carre d'Argent · 2 rooms · 40 m² in size













2 rooms in Carre d'Argent

€280,000

Carre d'Argent · 2 rooms · 40 m² in size











