2 rooms in Carre d'Argent

€250,000

Carre d'Argent · 2 rooms · 36 m² in size

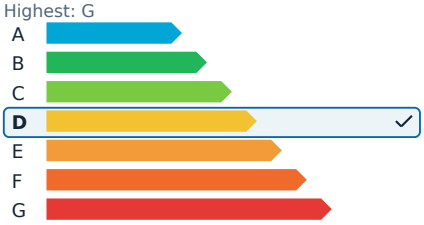


Key details

Surface area	**36 m²**
Rooms	**2**
Floor	**4th**

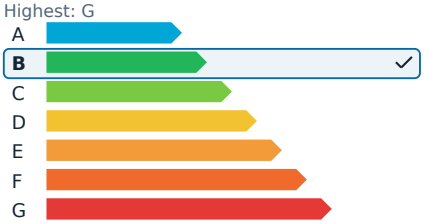
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of the bustling city center, a charming mini-duplex offers a unique living experience. This two-room apartment is located on the fourth and top floor of a traditional Niçois building on Rue de l'Hôtel des Postes, a highly sought-after area. With a size of 36.18 square meters, the apartment is thoughtfully arranged over two levels, offering a distinct separation between living and sleeping areas.

The first level features a bright living space, illuminated by three windows that provide a rare, unobstructed view for a city-center location. The open kitchen is seamlessly integrated into this area, creating a cohesive and inviting space. Upstairs, the bedroom is naturally separated from the living area, enhancing the sense of privacy. High ceilings add a sense of volume, avoiding any cramped attic-like feeling. The bathroom, complete with a window, offers everyday comfort, and a small vestibule between the bedroom and bathroom can be easily transformed into a dressing area or custom storage.

Seasonal rentals are permitted in this co-ownership, offering various usage possibilities, whether as a first home, a pied-à-terre, or an investment in a high-demand neighborhood. The property is in good condition, with no major renovations needed, though it can be modernized to suit personal tastes. The location is a significant advantage, with everything from shops to the tramway, restaurants, the Coulée Verte, and the sea within walking distance, allowing residents to fully enjoy the Niçoise lifestyle without the need for a car. The top-floor position, lack of neighbors above, and clear views are significant benefits in this area.

Energy efficiency rating: D
Number of lots in the co-ownership: 8
Monthly management cost: €56
No ongoing legal proceedings reported.

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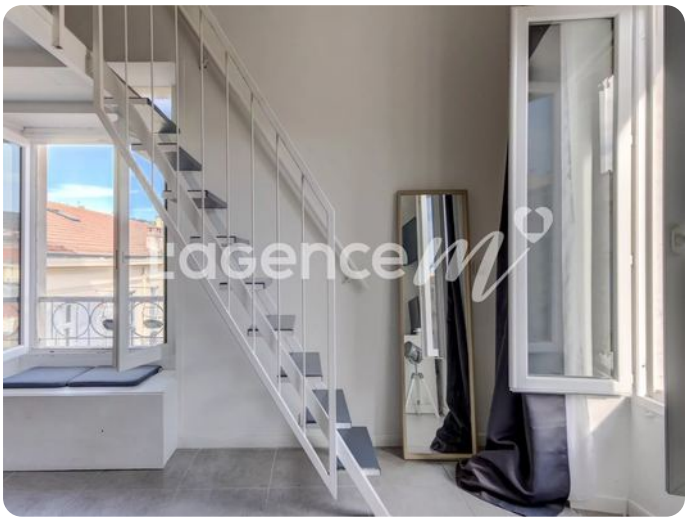





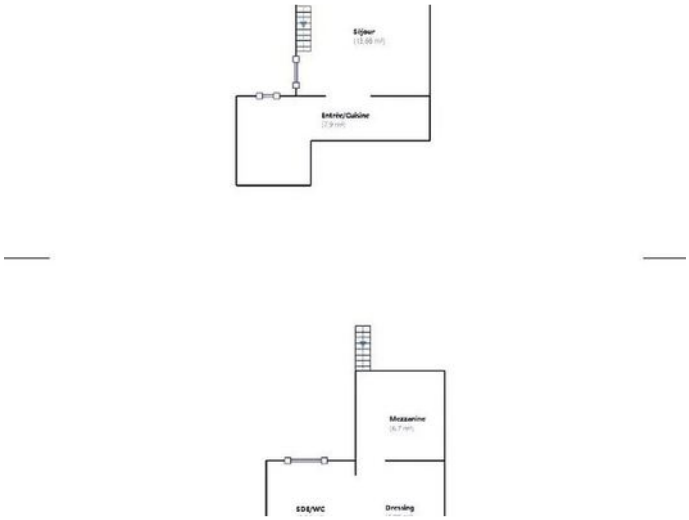





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