2 rooms in Carre d'Argent

€268,000

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



Key details

Surface area	**44 m²**
Rooms	**2**
Floor	**2nd**
Annual charges	**€827 /yr**

DPE (Energy) **E**

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 highly sought-after Wilson district of central Nice, this charming two-room apartment offers a prime location amidst a vibrant array of amenities and restaurants. Just a short stroll from Place Masséna and the tramway, the property is set on the second floor of a secure, well-maintained Niçois building. Covering 44 square meters, the apartment features a bright and pleasant living room, a quiet sleeping area overlooking a courtyard with its own bathroom, and a fully equipped kitchen with a mezzanine that can be customized to fit your needs. The apartment boasts ample storage and reversible air conditioning in every room, ensuring both comfort and efficiency.

Currently rented under a furnished lease until January 26, 2027, this property generates a monthly rent of €1,090, charges included. The estimated annual energy expenses for standard usage range between €760 and €1060, based on 2021 rates, including subscriptions.

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