2 rooms in Carre d'Argent

€310,000

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

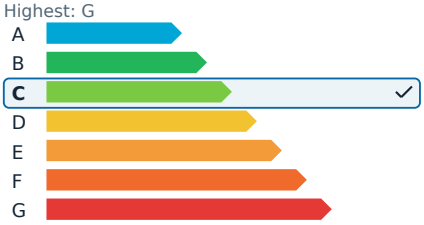


Key details

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

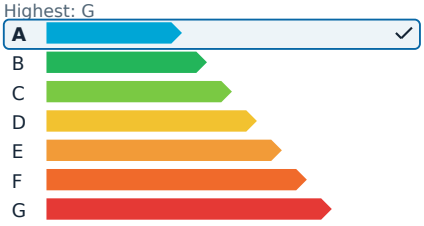
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the vibrant area of Nice Etoile, within the Dubouchage sector, lies a charming two-room apartment on the fourth floor of a modern, secure, and well-maintained residence. This apartment, in very good condition, immediately impresses with its brightness and pleasant atmosphere.

Upon entering, you'll find a hallway with a closet, a bathroom, separate toilets, and a bedroom with built-in storage. The living area is welcoming and features an equipped American-style kitchen that opens onto a balcony. This balcony offers a delightful, unobstructed view of greenery, a rare find in the heart of the city.

The apartment is equipped with double glazing and air conditioning, ensuring a comfortable and well-lit environment. It is a functional and quiet space, making it ideal for a pied-à-terre, a first purchase, or a rental investment. The location is perfect, with shops, public transport, restaurants, and the lively city center all within immediate reach.

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

The property is part of a co-ownership that includes 88 lots, with 52 designated 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 for the years 2023. There are no ongoing legal proceedings to the best of our knowledge. Agency fees are included and are the responsibility of the seller.

2 rooms in Carre d'Argent

€310,000

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





2 rooms in Carre d'Argent

€310,000

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













2 rooms in Carre d'Argent

€310,000

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











