2 rooms in Carre d'Argent

€265,000

Carre d'Argent · 2 rooms · 46 m² in size

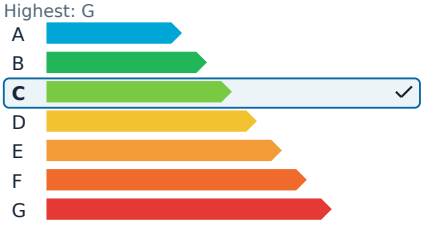


Key details

Surface area	**46 m²**
Rooms	**2**
Floor	**1st**

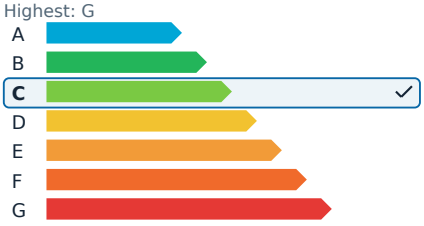
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the vibrant Dubouchage/Carabacel area of Nice, this charming 2-room apartment offers a blend of modern living and classic architecture. Set on the first floor of a well-maintained, traditional Nice building, the apartment spans 46 square meters and has been completely renovated. High ceilings add to the sense of space and light, enhanced by the south-facing aspect and double-glazed windows. The interior features an entrance, a bright living room with an open, fully fitted kitchen, a bedroom, a flexible space that can serve as a dressing room or office, a shower room, and a separate toilet.

The location is highly convenient, with shops and tram services right at the doorstep, making daily errands easy. Just a short 5-minute walk away, you can enjoy the lively atmosphere of Place Garibaldi and the tranquility of the green corridor. This property is an excellent choice for those seeking a rental investment with good profitability potential or a first-time home purchase.

The apartment boasts a very good energy efficiency rating of DPE C&C. Monthly charges are low at €92, and the property tax is a modest €832.

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Total : 45,62 m²

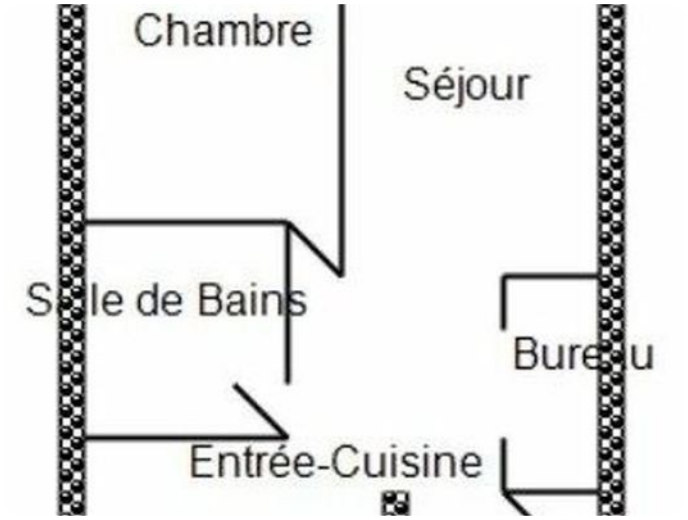
(Quarante-cinq mètres carrés soixante-deux)

ant

RFACES PAR LOCAL

cal	Etage	Surface Loi Carrez	Sur
ne	1er	14,500 m²	
	1er	14,700 m²	
	1er	0,955 m²	
	1er	1,900 m²	
ns	1er	2,600 m²	
	1er	10,970 m²	
		45,625 m²	

& Dépendances	Etage	Surface Ho
Balcon	1er	3,800
Total		3,800



gétique et climatique

* Dont émissions de gaz à effet de serre.

ent extrêmement performant

ent extrêmement peu performant

peu d'émissions de CO2

A
B
C — 25
D
E
F
G

émissions de CO2 très importantes