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

- A
- B
- **C** ✓
- D
- E
- F
- G

GES (Emissions) **A**

Lowest: A
Highest: G

- **A** ✓
- B
- C
- D
- E
- F
- G

Description

In the vibrant Dubouchage Nice Etoile area, discover a charming two-room apartment on the fourth floor of a well-maintained, secure, and modern residence. This property is in excellent condition and immediately captivates with its brightness and pleasant atmosphere.

The layout includes an entryway with a closet, a bathroom, separate toilets, and a bedroom with storage space. The living area is enhanced by an open-plan, fully equipped kitchen that leads to a balcony, offering a delightful view of greenery—a rare find in the heart of the city. The apartment is equipped with double glazing and air conditioning, ensuring comfort and tranquility.

This functional and bright apartment is ideal as a pied-à-terre, a first purchase, or a rental investment, with immediate access to shops, public transport, restaurants, and the lively city center. An option to acquire a garage is available for those seeking additional convenience.

The property is part of a co-ownership with multiple lots. The annual management charges amount 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 our knowledge. Agency fees are included and are the responsibility of the seller.

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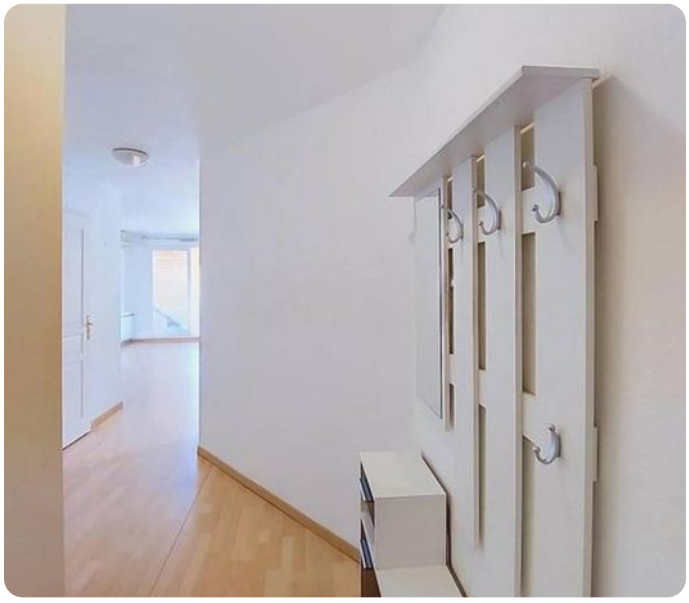
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