2 rooms in Carre d'Argent

€280,000

Carre d'Argent · 2 rooms · 35 m² in size



Key details

Surface area	**35 m²**
Rooms	**2**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€1,496 /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

On the top floor of a modern residence built in 2002, this charming apartment is filled with natural light and enjoys a pleasant eastern exposure. It features a bright living area with an open kitchen, a bathroom, and a mezzanine bedroom, offering a warm and efficiently designed living space. A cellar is also included with the property.

A standout feature of this apartment is its superb sunny terrace, perfect for enjoying outdoor mornings or hosting gatherings throughout the year.

The apartment is ideally located in the highly sought-after Wilson-Durandy neighborhood, just a few minutes' walk from Place Garibaldi, the historic Old Nice, beaches, the Coulée Verte, and the tramway station. It offers a privileged lifestyle, combining tranquility, comfort, and immediate access to all amenities.

This is a rare find on the market, ideal as a main residence, a pied-à-terre, or a rental investment.

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