2 rooms in Carre d'Argent

€277,000

Carre d'Argent · 2 rooms · 53 m² in size



Key details

Surface area	**53 m²**
Rooms	**2**
Floor	**4th**

DPE (Energy) **D**

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

This 53 m² Carrez Law two-room apartment is perfectly positioned on rue Adolphe Rothschild in the sought-after Dubouchage district of Nice. Just a few steps from avenue Jean Médecin, it provides easy access to the tram, shops, and all essential amenities. The area offers a unique combination of centrality and tranquility, making it an ideal spot for those seeking urban convenience without sacrificing quality of life.

Occupying the 4th floor of a charming 1890 building, this apartment impresses with its spacious layout and dual South and North exposure, creating a bright and contemporary living environment. Inside, you'll find a generous living room with a modern open kitchen, an air-conditioned bedroom with built-in storage, a bathroom with a walk-in shower, and a separate WC. The property is equipped with air conditioning in both the living room and bedroom, and features a hallway with a mirrored cupboard, meticulous finishes, and optimized storage solutions.

The apartment is ready for immediate occupancy or rental, requiring no additional work. It is part of a well-maintained co-ownership consisting of 10 lots, housed in a building that retains its authentic charm. Its generous size, modern amenities, and prime location in one of Nice's most desirable areas make this property a rare find. Whether you're looking for a main residence, a pied-à-terre, or a rental investment, this apartment offers excellent potential for both short and long-term rentals.

The sale price is €277,000, with fees included. The property is a turnkey opportunity that combines charm, modernity, and profitability in a high-demand area.

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