2 rooms in Carre d'Argent

€180,000

Carre d'Argent · 2 rooms · 30 m² in size



Key details

Surface area	**30 m²**
Rooms	**2**
Annual charges	**€924 /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

This apartment is conveniently located near boulevard Carabacel, the Coulée Verte, and place Wilson. It is situated on the ground floor of a well-maintained Niçois building and offers a peaceful environment as it faces the courtyard.

The interior features a living room with an open and equipped kitchen, a bedroom, and a bathroom with a toilet. The apartment is equipped with reversible air conditioning and double-glazed windows. It has been completely renovated with modern amenities, including a reversible heat pump and a water heater installed in 2026, as well as a double ventilation system. The drainage system is fitted with macerators and lifting pumps with an alternating system to ensure secure operation. A crawl space under the bedroom's flooring is in place to help prevent potential moisture issues.

This property is move-in ready, making it ideal as a pied-à-terre or for rental investment. Short-term rentals, such as Airbnb, are permitted within the co-ownership.

Annual charges for the property amount to €933, covering cold water and maintenance of common areas. Agency fees are the responsibility of the seller.

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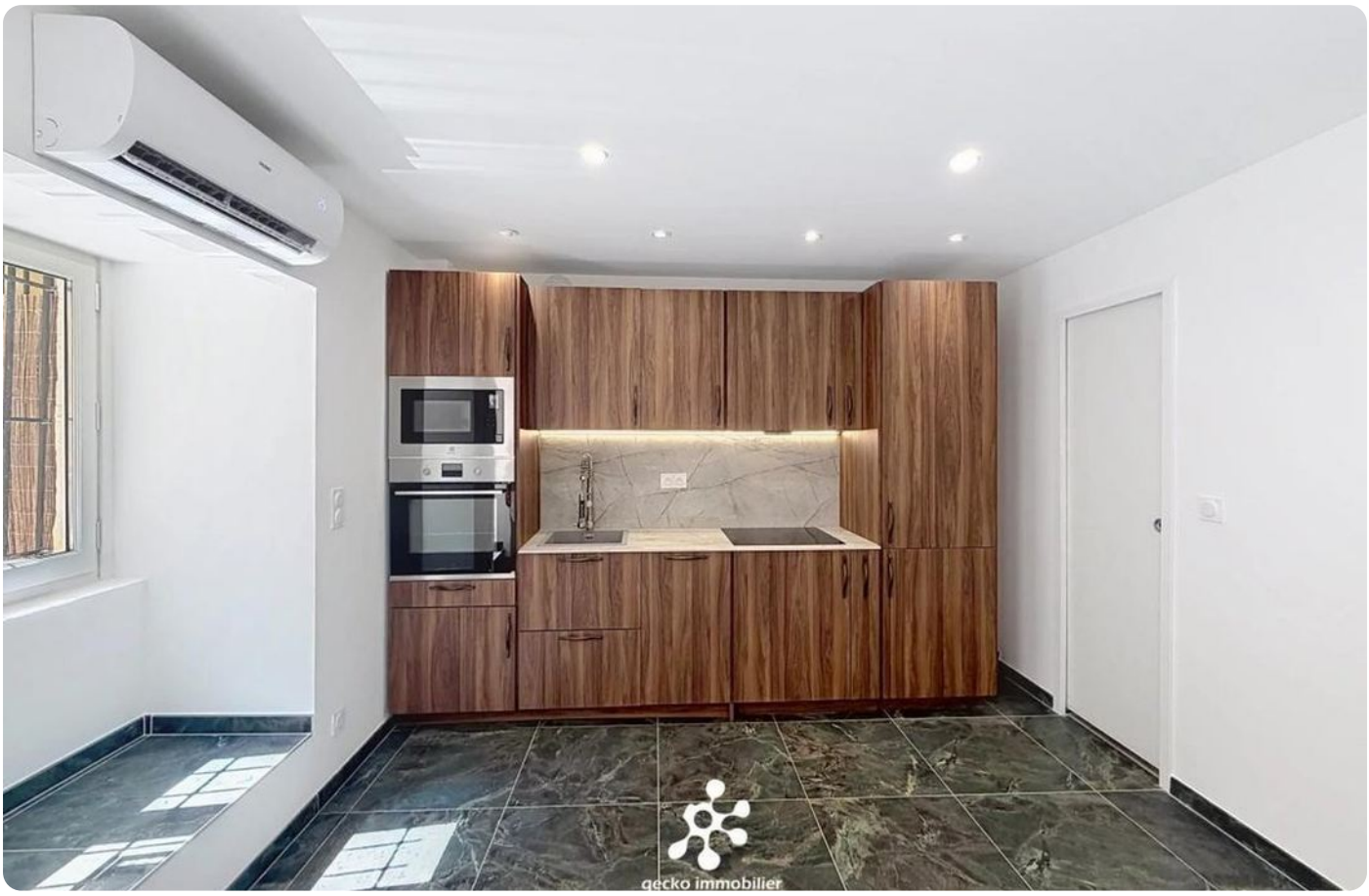

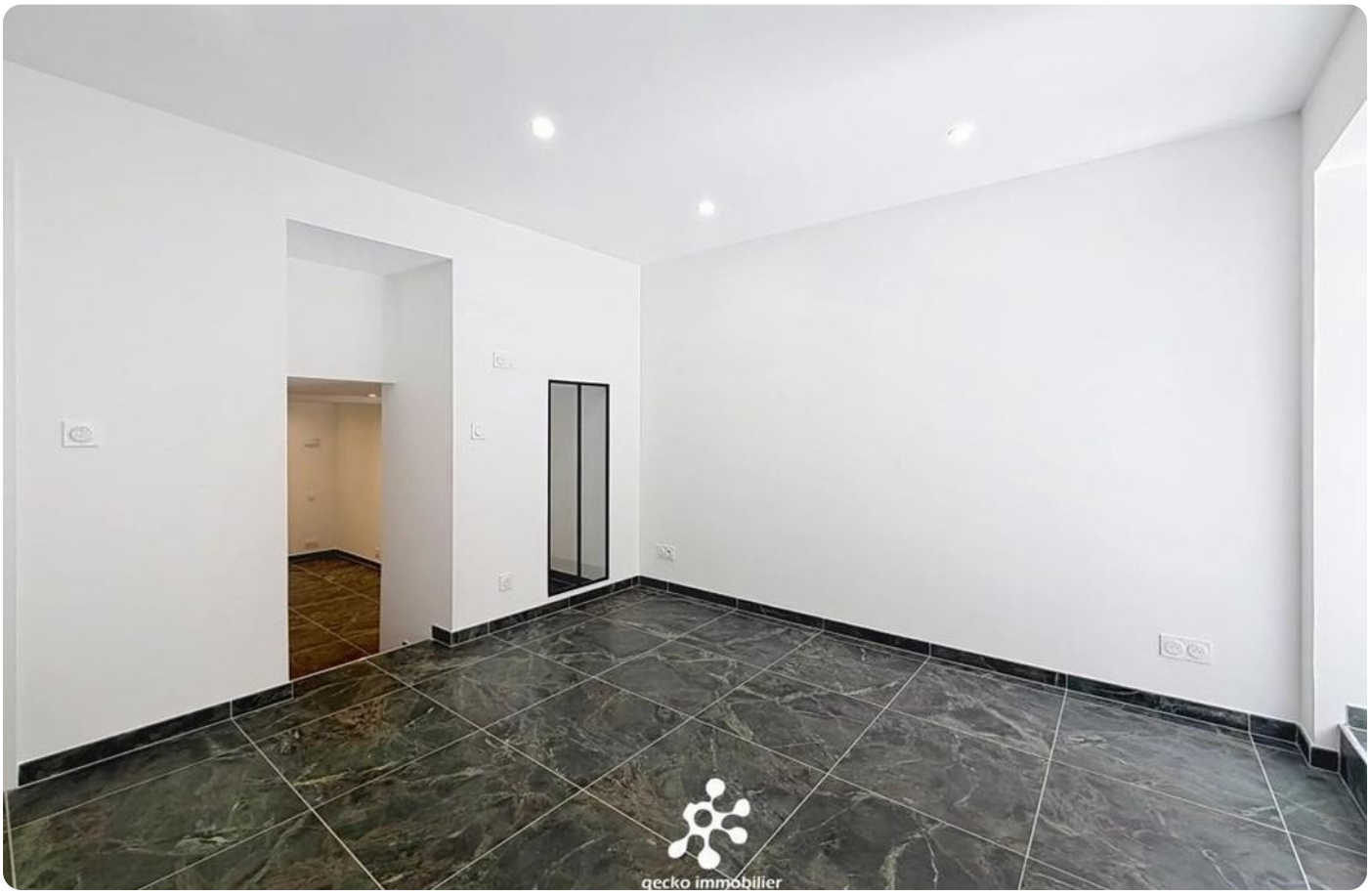

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