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 Nice building and offers a peaceful setting as it faces the courtyard.

Inside, the apartment features a living room with an open, fully equipped kitchen, a bedroom, and a bathroom with a toilet. The property is fitted with reversible air conditioning and double-glazed windows for comfort and efficiency.

Recently renovated, the apartment includes modern amenities such as a reversible heat pump, a water heater installed in 2026, and a dual ventilation system. The plumbing is equipped with macerators and lift pumps with an alternating system for secure operation. Additionally, a crawl space beneath the bedroom flooring helps prevent potential humidity issues.

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

The annual management charges amount to 933 €, covering cold water and maintenance of common areas. Agency fees are paid by the seller.

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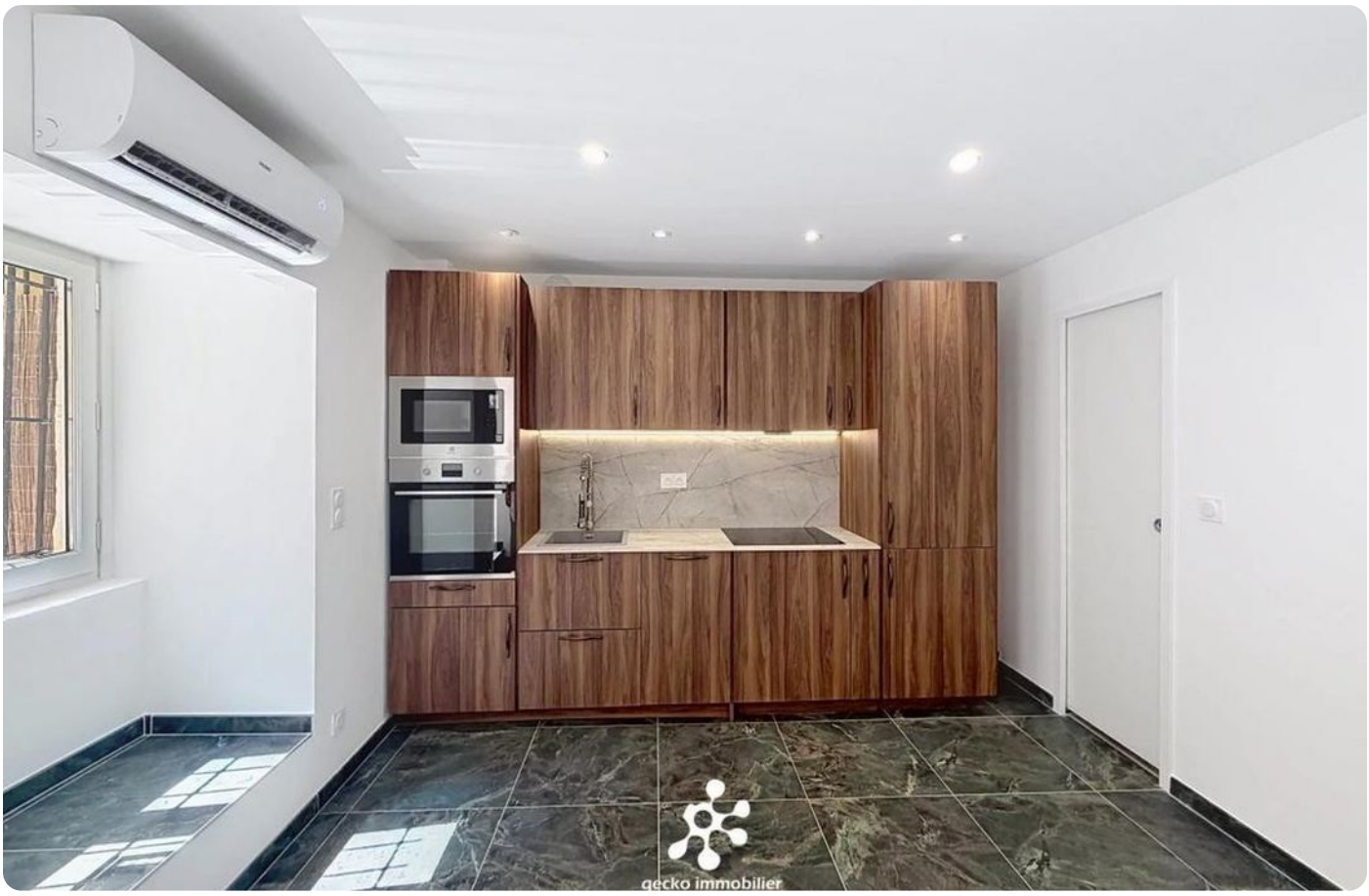

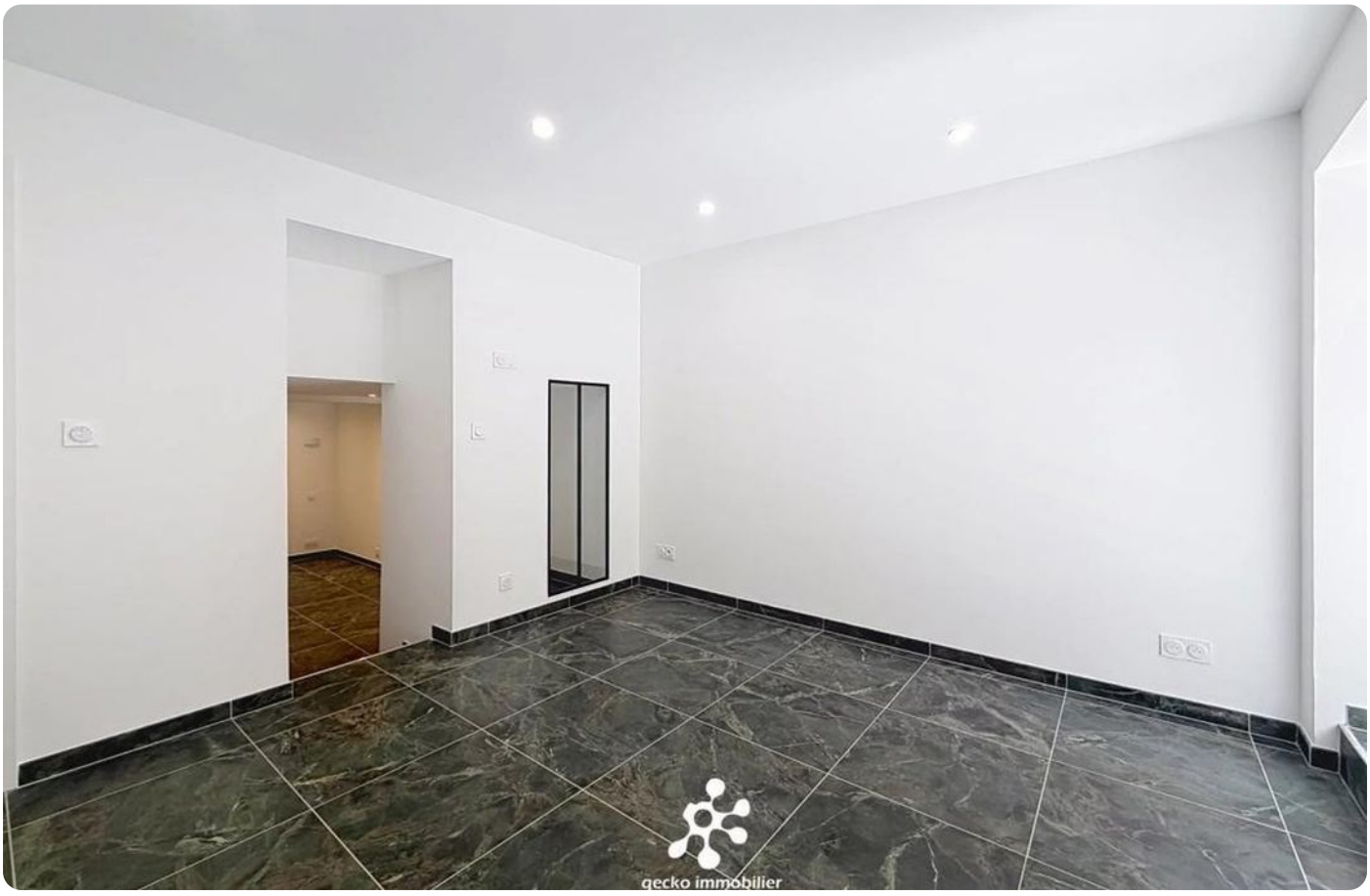

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