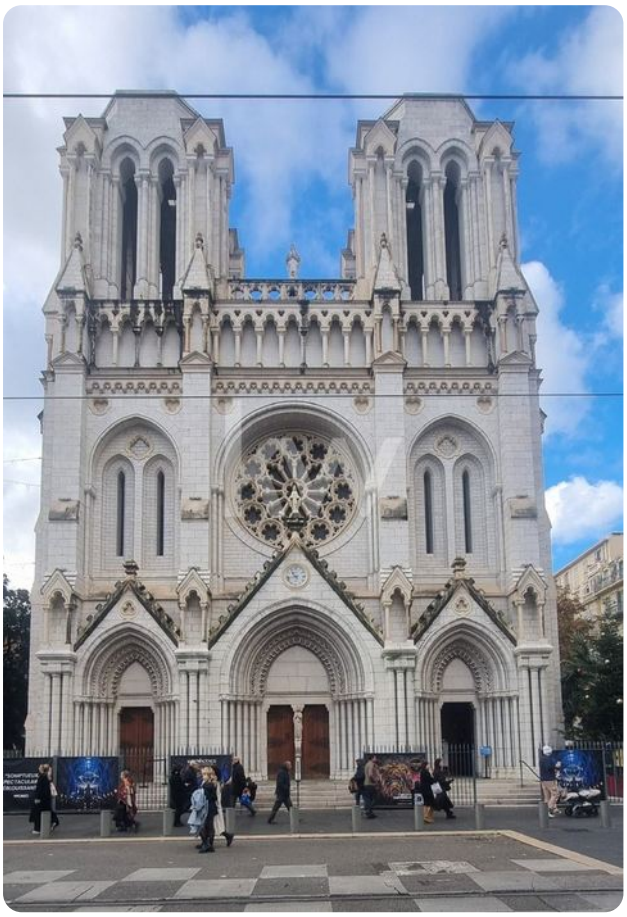
2 rooms in Carre d'Argent

€498,000

Carre d'Argent · 2 rooms · 87 m² in size



Key details

Surface area	**87 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Annual charges	**€2,100 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

This artist's apartment offers 87 square meters of unique living space in the heart of Nice. Just steps away from the vibrant Avenue Jean Médecin, this property blends authenticity with modern comfort. The stunning stone walls give the apartment a distinctive character, while high-end features such as a premium kitchen, reversible air conditioning, double glazing, and comprehensive soundproofing ensure a comfortable lifestyle in the bustling city center.

Conveniently located on Rue de Russie, the apartment is close to the tramway, Nice Étoile shopping center, various shops, and restaurants. This property combines elegance and originality with a prime location, making it an exceptional choice for those who appreciate a living space like no other.

The apartment is part of a co-ownership consisting of 25 lots. The annual shared management cost is approximately 2,100 euros. The energy efficiency is rated as Class C, with estimated annual energy expenses ranging from 670 to 980 euros, including subscriptions, for typical usage during the years 2021, 2022, and 2023. Agency fees are the responsibility of the seller, and there are no ongoing legal proceedings.

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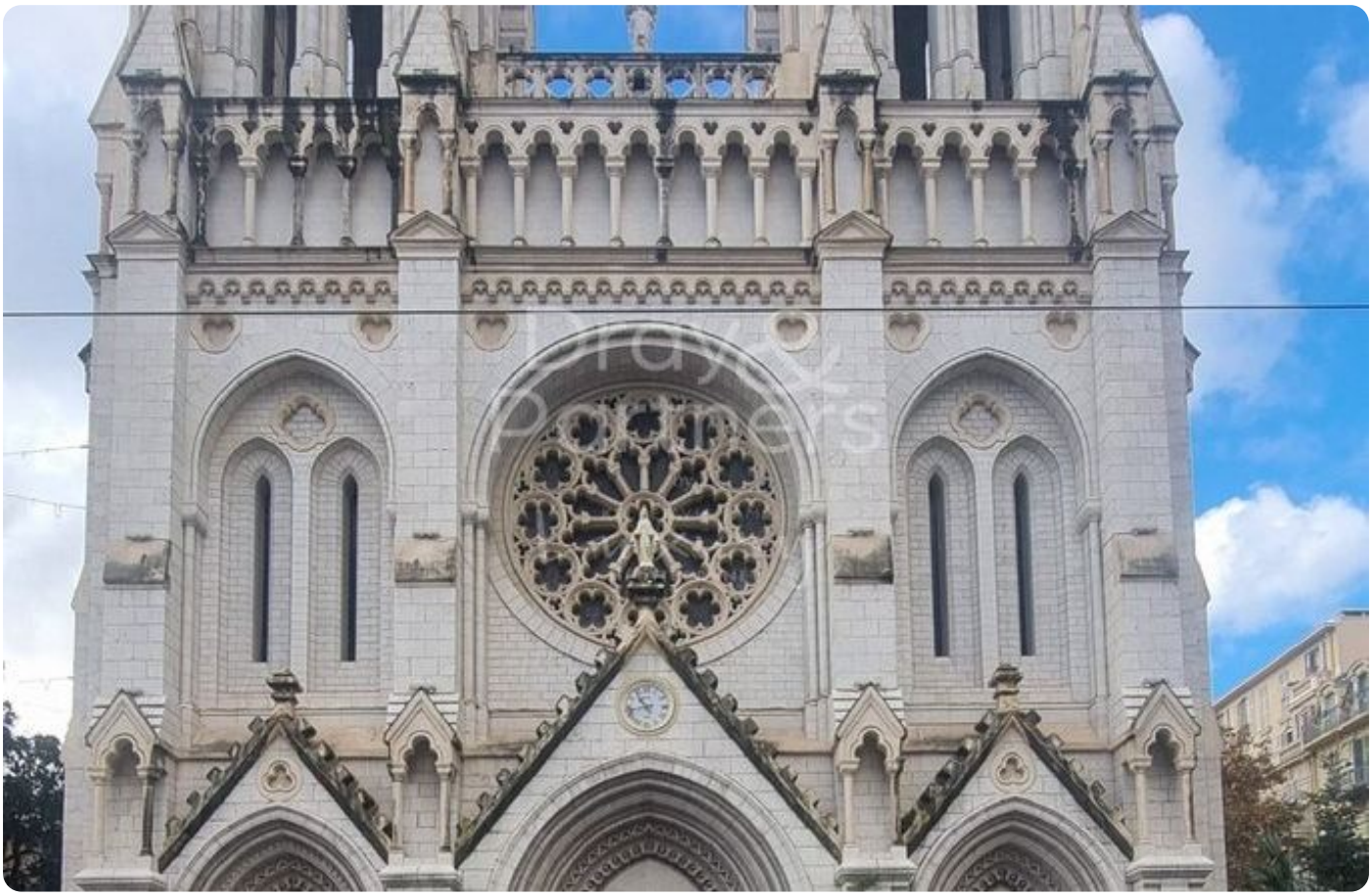



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