2 rooms in Carre d'Argent

€245,000

Carre d'Argent · 2 rooms · 50 m² in size



Key details

Surface area	**50 m²**
Rooms	**2**
Floor	**6th**
Lift	**Yes**
Annual charges	**€900 /yr**

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 attractive two-room apartment, measuring 58.50 square meters, is situated on the fifth and top floor of a well-located building in the heart of Nice. Just steps away from shops, the Libération market, the tramway, and the train station, the location offers both convenience and vibrant city life.

The apartment features an entrance, a spacious living room with an equipped kitchen, a bedroom, a shower room, and separate toilets. It is equipped with air conditioning in both the living room and the bedroom, as well as double glazing for added comfort.

Being sold fully furnished and in perfect condition, the apartment is ready for immediate occupancy or rental without any need for additional work or investment. Its prime location and allowance for seasonal rentals make it an appealing opportunity for rental investment, a pied-à-terre, or a main residence.

The property is part of a co-ownership with 28 residential lots. The annual charges amount to €900, and the agency fees are the responsibility of the buyer.

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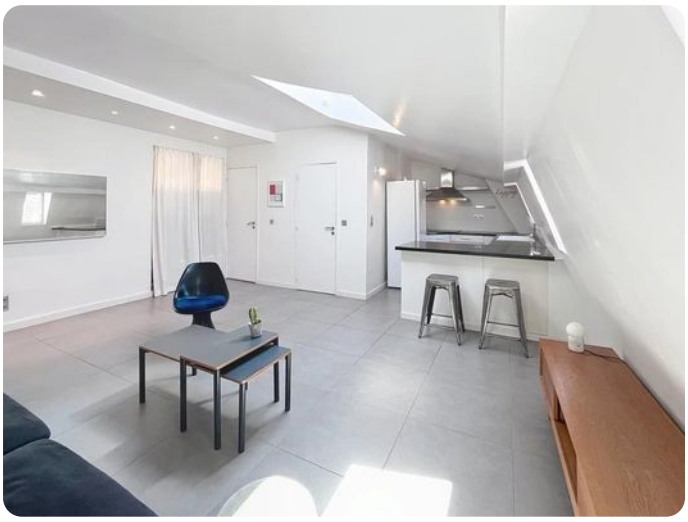











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