# 2 rooms in Carre d'Argent

**€339,000**

Carre d'Argent · 2 rooms · 44 m² in size




## Key details

| | |
|---|---|
| Surface area | **44 m²** |
| Rooms | **2** |
| Floor | **4th** |
| Balcony | **Yes** |
| Annual charges | **€1,440 /yr** |

**DPE (Energy)** **B**

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 charming 2-room apartment, located on the 4th floor of a well-maintained building in the heart of Nice, offers a blend of modern living and historic charm. The property has been fully renovated, featuring double glazing, reversible air conditioning, a modern kitchen, and a renovated bathroom. New flooring and updated electrical systems enhance the comfort and functionality of the space. The apartment's high-floor position ensures abundant natural light and a sense of spaciousness.

The location is highly sought after, with the Durandy tramway just a short walk away. Residents can enjoy easy access to the Coulée Verte Promenade du Paillon, a variety of shops, restaurants, and all the amenities of the city center. This area is ideal for a primary residence, a pied-à-terre, or a secure rental investment.

# 2 rooms in Carre d'Argent

**€339,000**

Carre d'Argent · 2 rooms · 44 m² in size






# 2 rooms in Carre d'Argent

**€339,000**

Carre d'Argent · 2 rooms · 44 m² in size












