2 rooms in Carre d'Argent

€159,900

Carre d'Argent · 2 rooms · 23 m² in size



Key details

Surface area	**23 m²**
Rooms	**2**
Terrace	**Yes**
Annual charges	**€900 /yr**

DPE (Energy) **D**

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 charming 2-room apartment offers 23.04 square meters of living space and is located in the heart of Nice. Positioned on the ground floor of a secure six-story residence, it features a south-facing courtyard/terrace. The apartment is conveniently close to the bustling Avenue Jean Médecin, the verdant Coulée Verte, various shops, and public transport options, making it an excellent choice for a rental investment or as a secondary residence.

The apartment includes a living room and kitchen area of 13.70 square meters, a bedroom/office of 7.24 square meters, and a bathroom with WC measuring 2.10 square meters. The 12.04 square meter courtyard/terrace provides a peaceful outdoor space. The property is fully equipped with modern amenities including a two-burner cooktop, Electrolux washing machine, Faure refrigerator, Krups Dolce Gusto coffee machine, and a microwave oven. It comes furnished with bar stools, a white armchair, a chest of drawers, shelves, a double bed, and decorative items. The apartment is fitted with Mitsubishi reversible air conditioning, installed in 2022, double-glazed windows, and fiber internet.

The residence itself offers secure entry with vigik access and is ideally situated in a highly sought-after area of Nice. Public transport is readily available with several bus lines nearby and the "Durandy" tram stop (lines L2 and L3) right in front of the building. The location is within walking distance of essential amenities like bakeries, pharmacies, hair salons, dry cleaners, bookstores, and restaurants. It's a short six-minute walk to Avenue Jean Médecin and the Coulée Verte, ten minutes to Place Masséna, and less than fifteen minutes to Cours Saleya, the flower market, Quai des États-Unis, and the beaches.

Monthly management cost: 75 EUR, including cold water, gas heating, maintenance of common areas, and Alur fund contribution. Energy efficiency rating: DPE D (260), GES C (26). The agency fees are 5,900 EUR TTC, borne by the seller. The property is part of a co-ownership with 34 lots, of which 20 are residential. There are no ongoing legal proceedings. Estimated annual energy expenses for standard use range from 610 EUR to 890 EUR.

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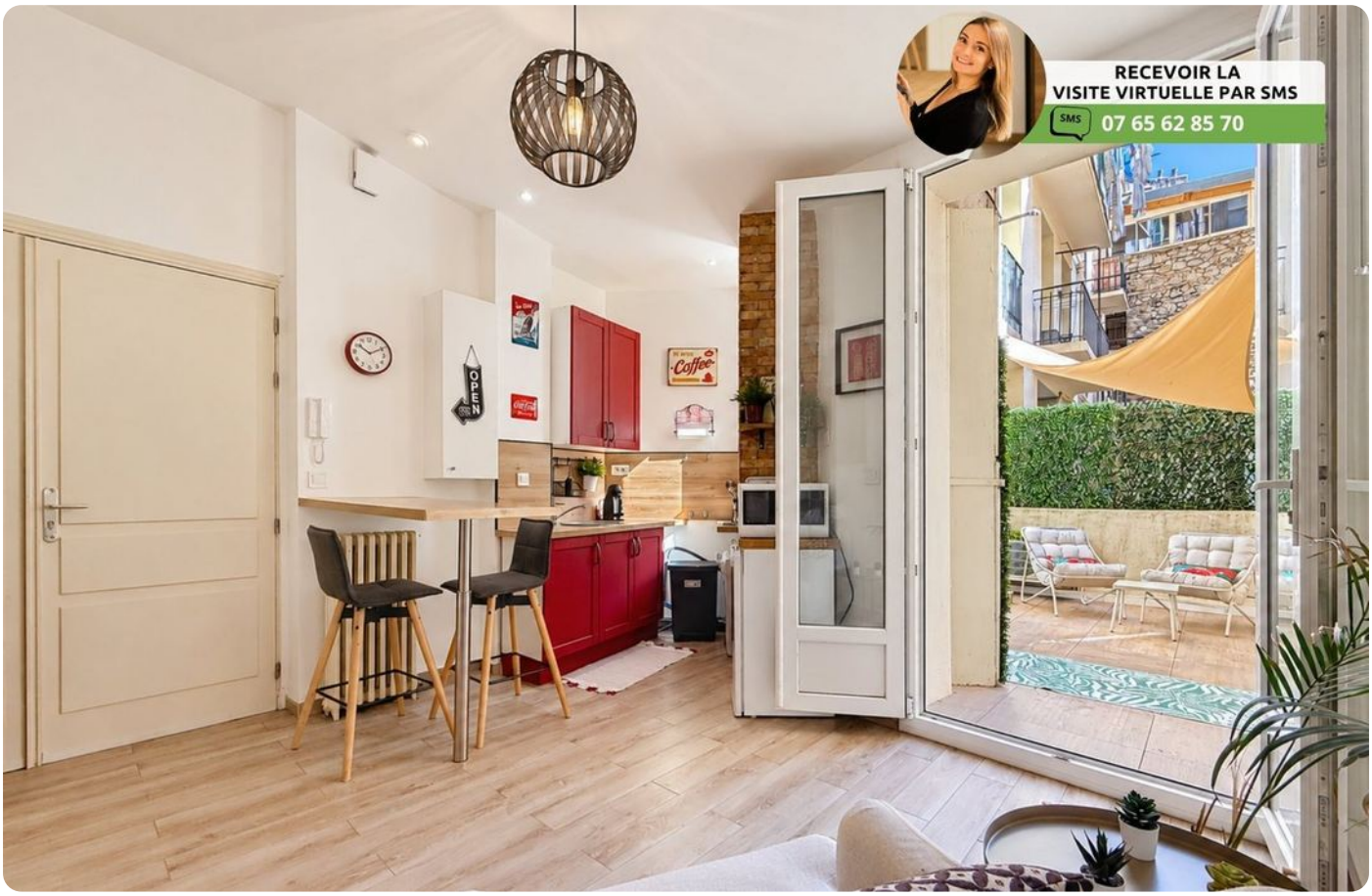

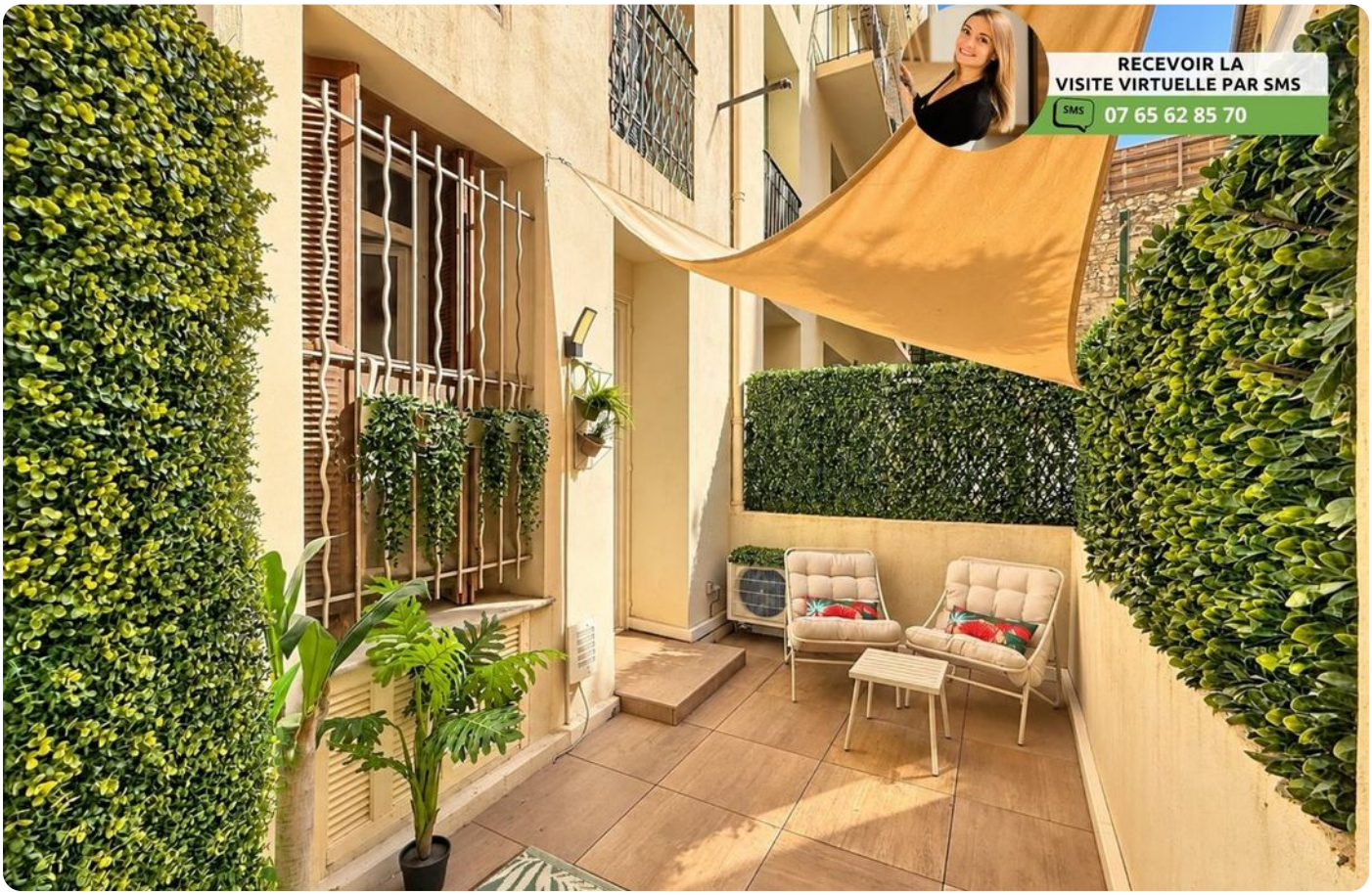

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