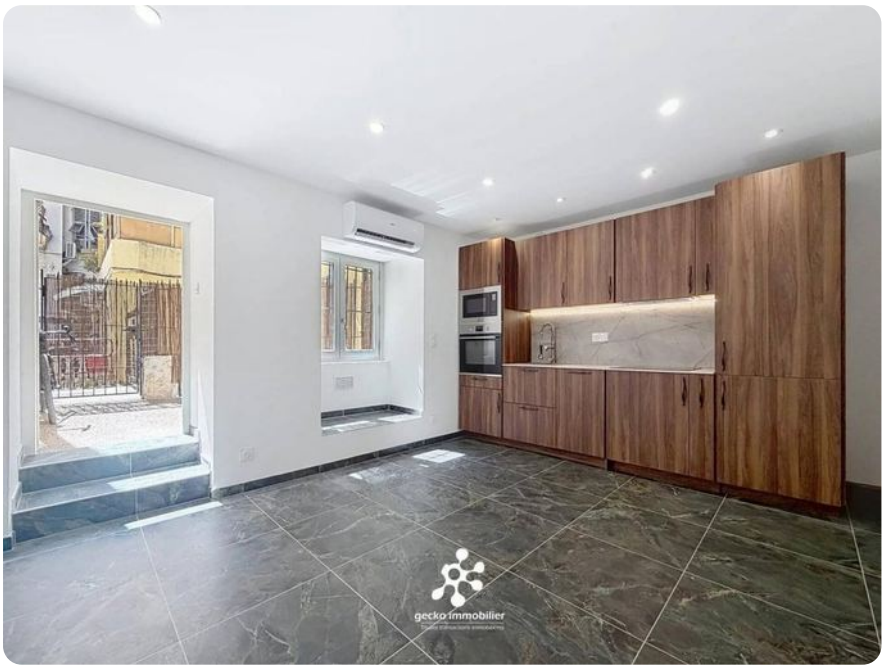
2 rooms in Carre d'Argent

€180,000

Carre d'Argent · 2 rooms · 30 m² in size

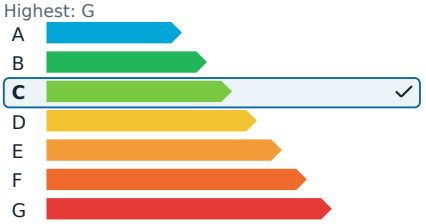


Key details

Surface area	**30 m²**
Rooms	**2**

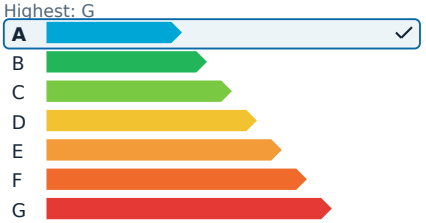
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming apartment is conveniently positioned near boulevard Carabacel, the Coulée Verte, and place Wilson, offering easy access to some of the most vibrant areas in the city. Situated on the ground floor of a well-maintained Niçois building, the apartment opens up to a quiet courtyard, ensuring a peaceful living environment.

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

Recently renovated, the apartment boasts modern amenities, including a reversible heat pump and a water heater installed in 2026, along with a double ventilation system. The plumbing is fitted with macerators and lift pumps with an alternating system for secure operation. Additionally, a crawl space under the bedroom's flooring helps prevent potential humidity issues.

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

The property is part of a co-ownership, with annual charges of €933, covering cold water and maintenance of communal areas. Agency fees are the responsibility of the seller.

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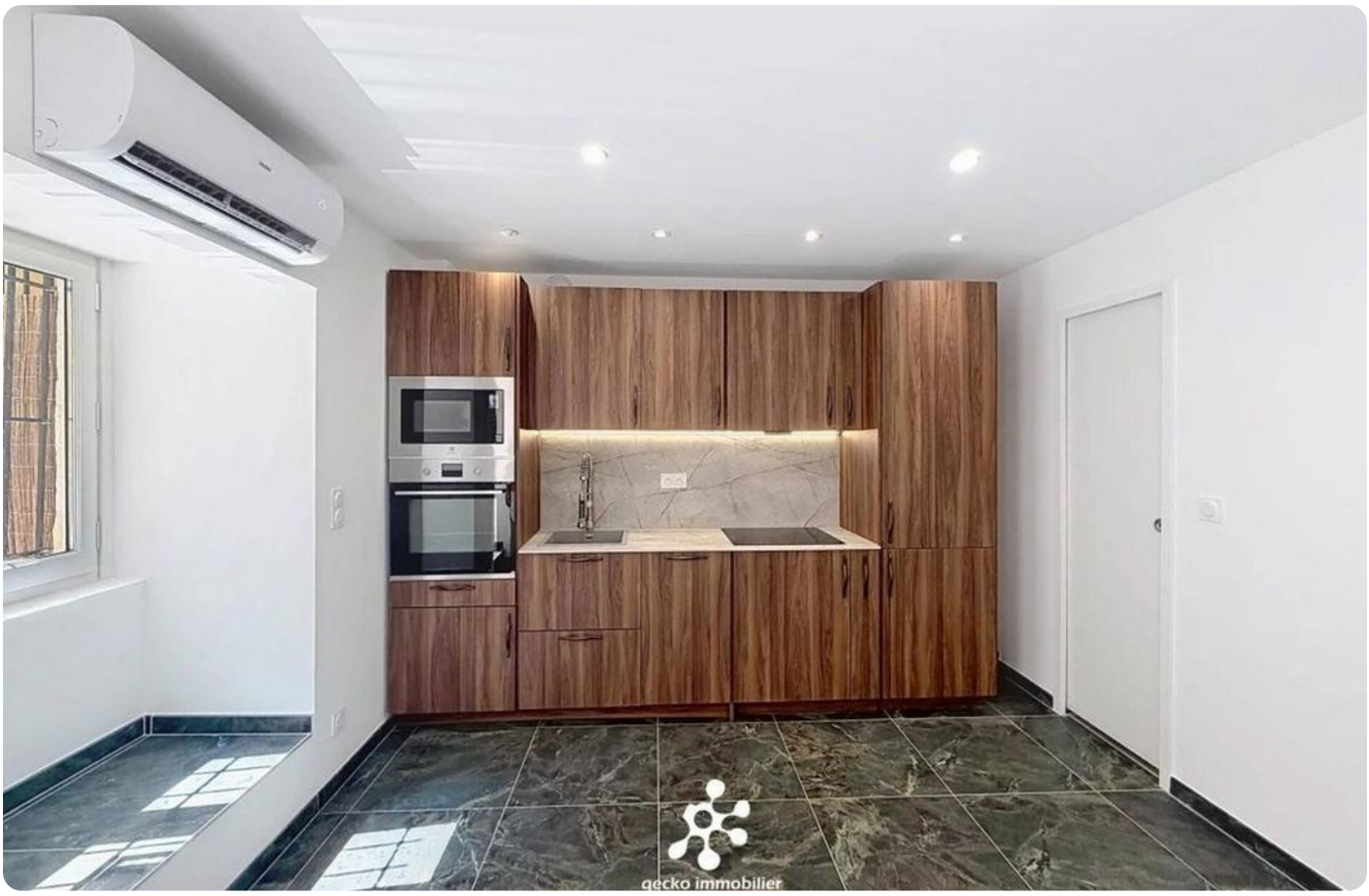

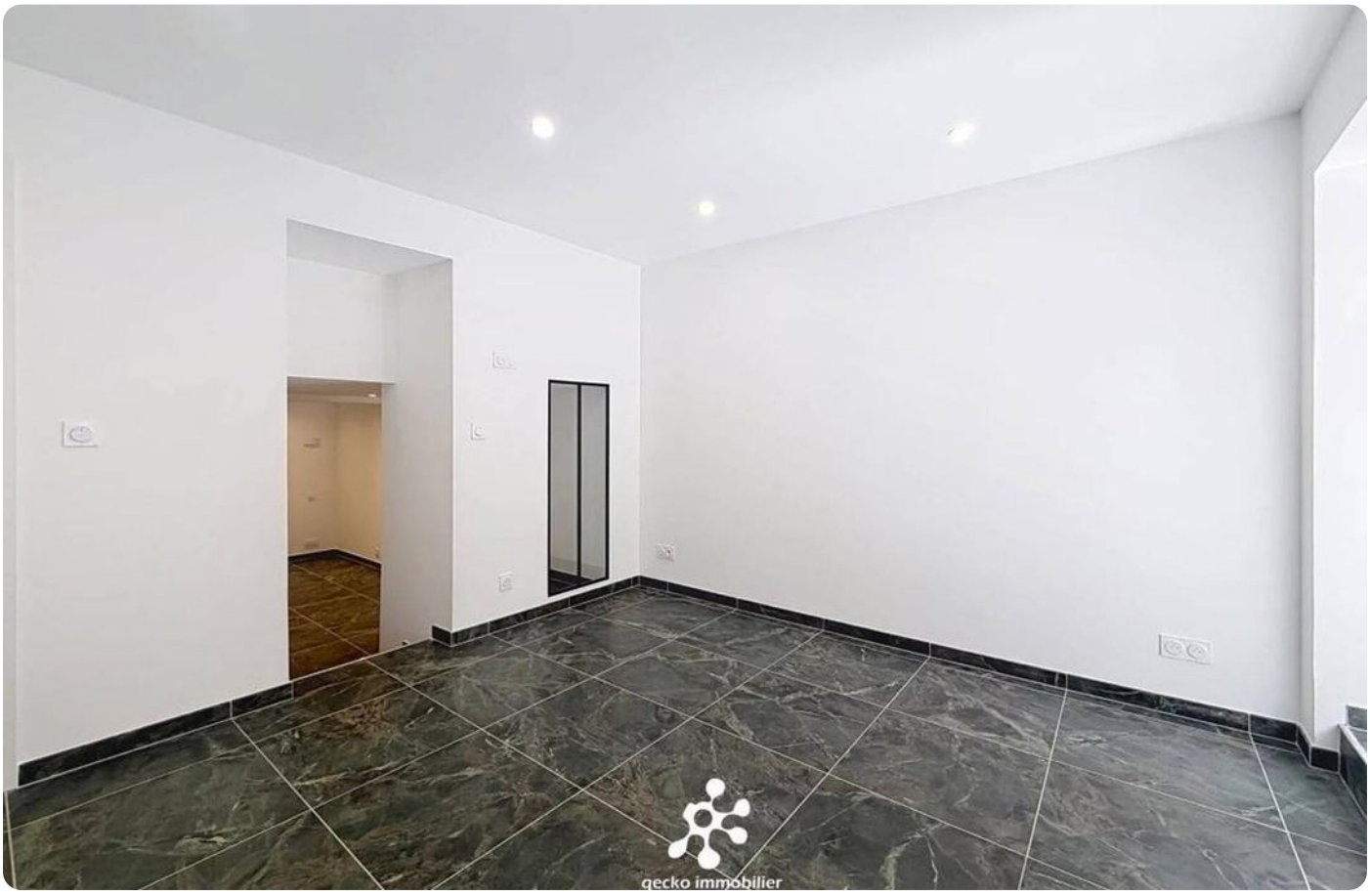

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