2 rooms in Carre d'Argent

€230,000

Carre d'Argent · 2 rooms · 31 m² in size



Key details

Surface area	**31 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**

DPE (Energy) **F**

Lowest: A
Highest: G

A
B
C
D
E
F ✓
G

GES (Emissions) **F**

Lowest: A
Highest: G

A
B
C
D
E
F ✓
G

Description

This charming studio apartment is perfectly placed in the highly sought-after Wilson district of Nice, just a few steps from Place Masséna, the Coulée Verte, and surrounded by shops, transport links, and all the conveniences of city life. Positioned on the first floor of a traditional Niçois building, the apartment spans 31 square meters and offers a functional layout, comfort, and a prime location.

The apartment features an entrance with storage space, a pleasant living area with an open kitchen, and a small balcony that provides a delightful outdoor space in the heart of the city. An independent sleeping area with a window allows for a clear separation between living and resting spaces. Additionally, there is a shower room and separate toilet facilities. Equipped with air conditioning, the apartment ensures optimal comfort throughout the year. Its efficient layout and excellent location make it a particularly attractive option.

This property is sold unoccupied, presenting an excellent opportunity for use as a primary residence, a pied-à-terre, or a rental investment in one of Nice's most desirable central neighborhoods. Ongoing installations of a gas condensation boiler and insulation of the lower floors are expected to enhance the apartment's energy efficiency rating.

The property is part of a co-ownership with 15 residential lots. Annual charges amount to €1,440, and the agency fees are the responsibility of the seller.

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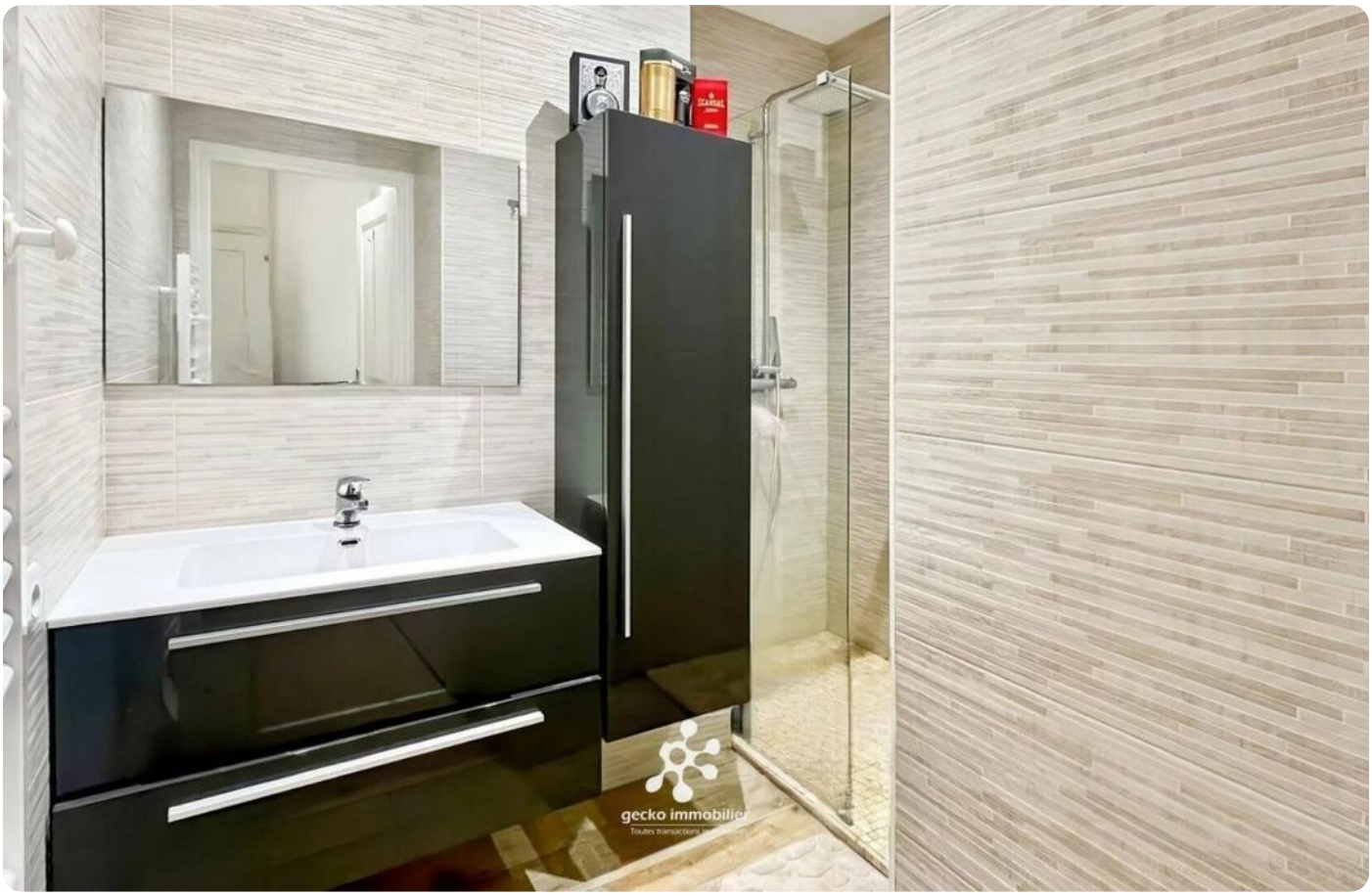



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