2 rooms in Carre d'Argent

€310,000

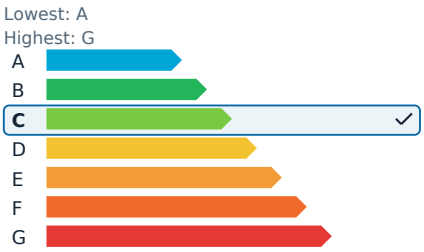
Carre d'Argent · 2 rooms · 38 m² in size



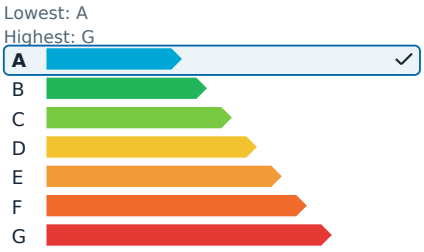
Key details

Surface area	**38 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,440 /yr**

DPE (Energy) **C**



GES (Emissions) **A**



Description

This charming two-room apartment is situated on the fourth floor of a modern, secure, and well-maintained residence in the Dubouchage Nice Etoile area, specifically along Ruelle des Prés. The property is in excellent condition and offers a bright and pleasant atmosphere from the moment you enter.

The apartment features an entryway with a closet, a bathroom, separate toilet facilities, and a bedroom with its own closet. The main living area is inviting, with an open-plan American-style kitchen that leads to a balcony. From the balcony, enjoy a clear view of the greenery, a delightful feature in the heart of the city.

Equipped with double glazing and air conditioning, the apartment is both functional and luminous. It offers a peaceful environment, making it an ideal choice for a pied-à-terre, a first-time purchase, or a rental investment. The location is conveniently close to shops, public transport, restaurants, and all the vibrant activities of the city center.

Additionally, there is an option to purchase a garage for an extra cost.

The co-ownership consists of 88 lots, with 52 designated for residential use. The annual share of charges amounts to 1,440 €. The energy efficiency rating is C, with estimated annual energy expenses ranging from 542€ to 734€ for the years 2023. There are no ongoing legal proceedings to our knowledge. Agency fees are included and are the responsibility of the seller.

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