2 rooms in Carre d'Argent

€288,000

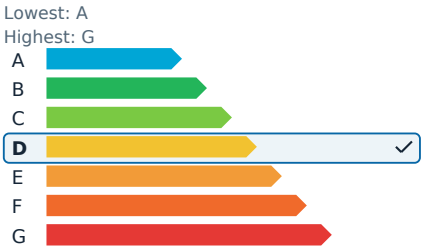
Carre d'Argent · 2 rooms · 37 m² in size



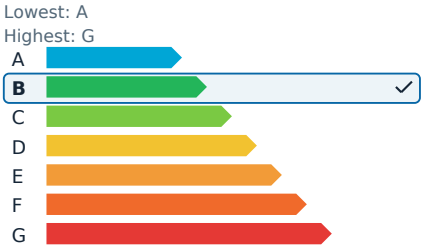
Key details

Surface area	**37 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Annual charges	**€1,040 /yr**

DPE (Energy) **D**



GES (Emissions) **B**



Description

This charming two-room apartment, measuring 37 square meters, is set in the heart of Nice in the Carabacel area, part of the historic 'Palais Victoria' building originally constructed in 1909 and fully renovated in 2011. The building boasts magnificent communal areas and is equipped with an elevator for convenience. The apartment itself features a bow window in the living room, offering an abundance of natural light and a pleasant view. The interior is finished with high-quality materials, including double glazing, electric shutters, and a new American-style kitchen. The solid wood flooring and impressive ceiling height add to the appeal, while ample storage solutions enhance functionality. The bathroom, complete with a shower and WC, is in excellent condition. The property is conveniently located near the Marshall parking area and all essential amenities, making it a rare find in the area.

The energy efficiency rating for this property is classified as D230, with a greenhouse gas emission rating of B8. Estimated annual energy costs for the apartment range between 857 and 1159 euros, based on average energy prices from 2021 to 2023, including subscriptions.

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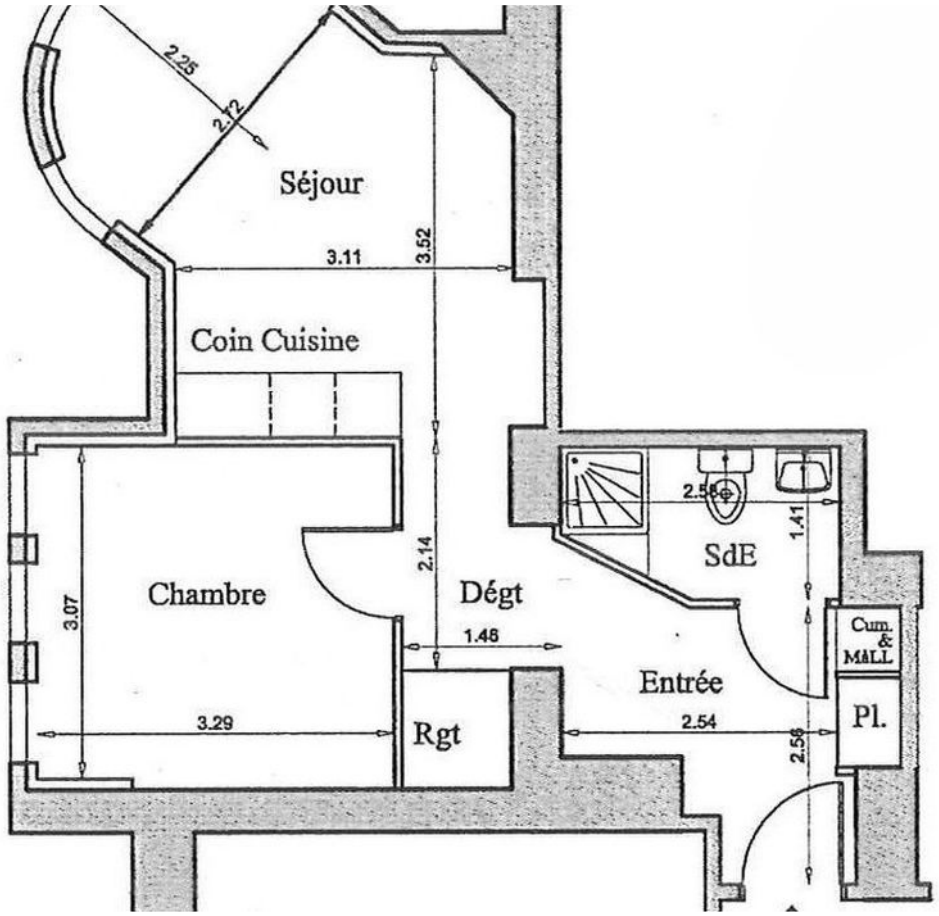

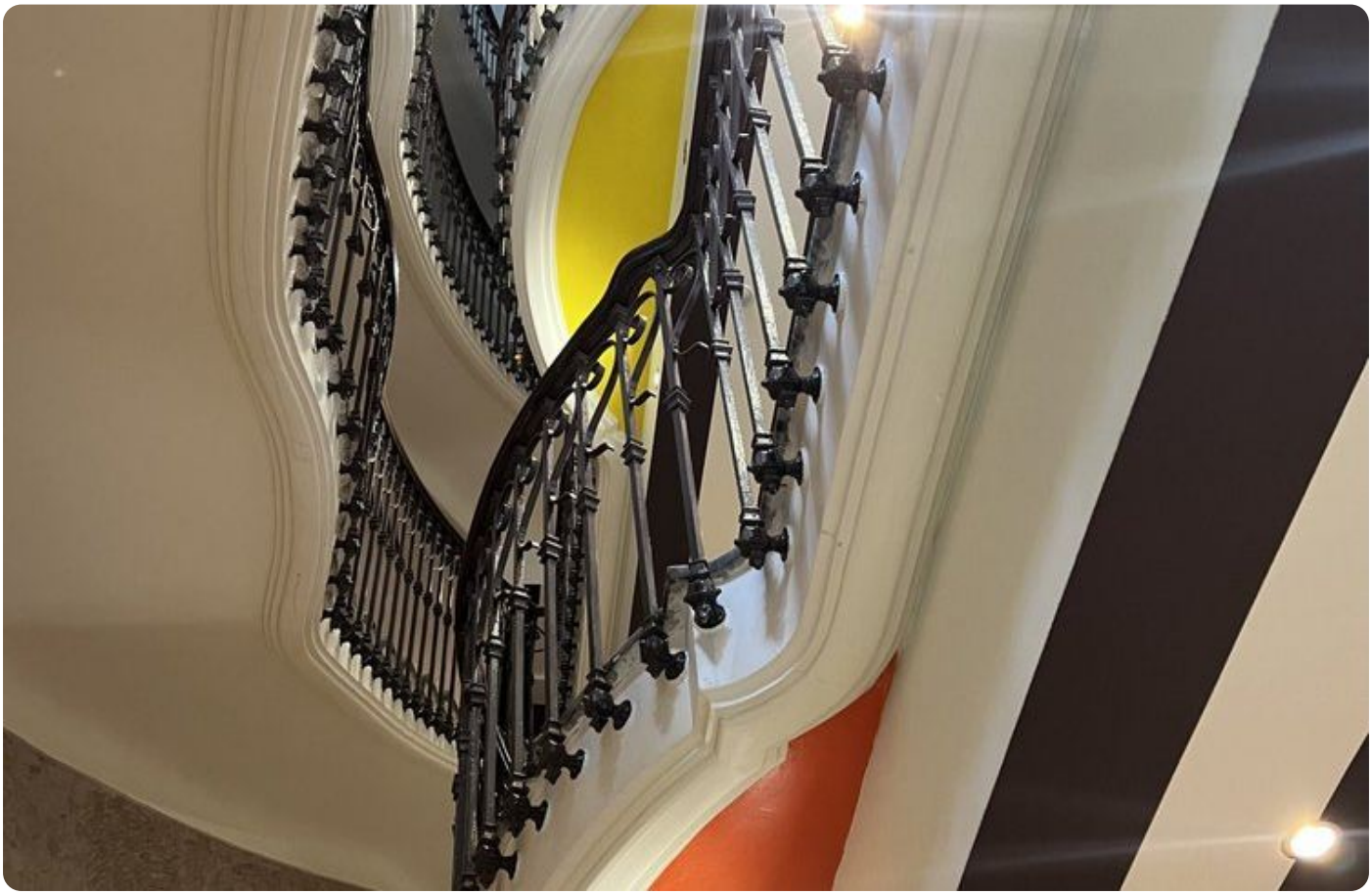

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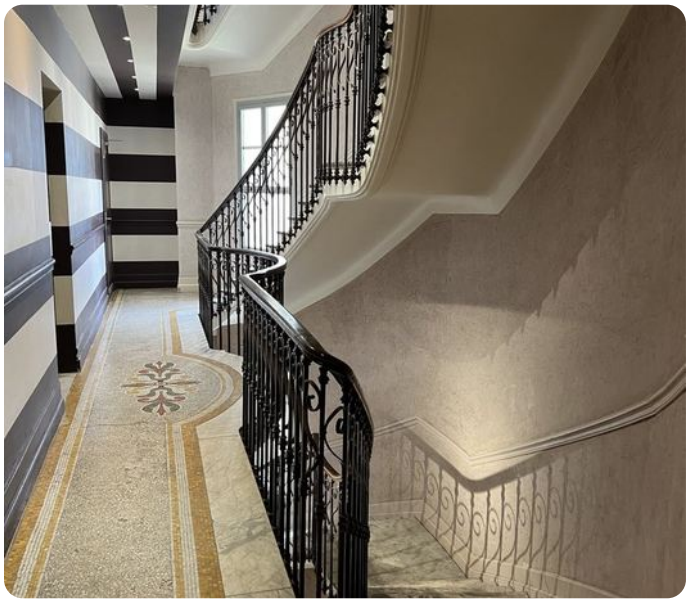





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