2 rooms in Carre d'Argent

€245,000

Carre d'Argent · 2 rooms · 46 m² in size



Key details

Surface area	**46 m²**
Rooms	**2**
Floor	**1st**

DPE (Energy) **C**

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 two-room apartment offers a cozy and modern living space in a well-maintained, small Nice building. Just steps away from Place Garibaldi and the new Coulée Verte, this property boasts a prime location with easy access to the tramway and local shops. Situated on the first floor without an elevator, the apartment spans 46 square meters and has been fully renovated, featuring a lovely high ceiling. Inside, you'll find an entryway leading to a living room with an open, fully equipped kitchen, a bedroom, a dressing room or office nook, a shower room, and a separate toilet. The apartment benefits from double glazing and a south-west exposure, ensuring plenty of natural light.

The property includes a balcony and presents an excellent opportunity for seasonal rental with good profitability potential. It is ideal for both investment purposes and first-time buyers.

The apartment has a very good energy efficiency rating of C&C. Monthly management costs are low at €92, and the annual property tax is a modest €845.

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Total : 45,62 m²

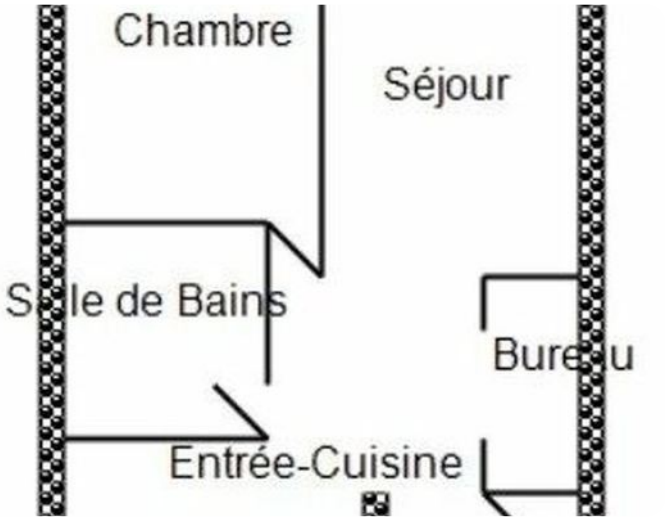
(Quarante-cinq mètres carrés soixante-deux)

ant

IRFACES PAR LOCAL

cal	Etage	Surface Loi Carrez	Sur
ne	1er	14,500 m²	
	1er	14,700 m²	
	1er	0,955 m²	
	1er	1,900 m²	
ns	1er	2,600 m²	
	1er	10,970 m²	
		45,625 m²	

& Dépendances	Etage	Surface Ho
Balcon	1er	3,800
Total		3,800



gétique et climatique

* Dont émissions de gaz à effet de serre.

