2 rooms in Carre d'Argent

€265,000

Carre d'Argent · 2 rooms · 35 m² in size



Key details

Surface area	**35 m²**
Rooms	**2**
Balcony	**Yes**
Terrace	**Yes**

DPE (Energy) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

This superb two-room apartment is perfectly positioned in the highly sought-after Wilson district, right in the heart of Nice. Tucked away in a quiet interior courtyard, it offers a peaceful retreat from any noise disturbances. Situated on the first floor of a building that underwent a complete renovation in 2015, the property is in impeccable condition. It boasts near-perfect energy efficiency, air conditioning, and aluminum double glazing.

Despite its compact size of 35 square meters according to the Carrez law (37 square meters of floor space), the apartment's clever three-level layout provides the space, privacy, and charm of a small independent house. It is sold fully furnished and equipped, making it an ideal turnkey pied-à-terre or a prime seasonal rental investment in an area with restricted authorization quotas. The monthly co-ownership charges are well-managed at 95 euros, and the annual property tax is 850 euros.

The apartment is harmoniously arranged across three levels to optimize every square meter and natural light. On the entry level, the entrance leads to an independent WC and opens into a bright living room with a fully equipped open kitchen, covering 18 square meters of floor space (16 square meters according to the Carrez law). Large double-glazed bay windows provide access to a pleasant west-facing balcony of 4 square meters, perfect for enjoying the afternoon sun in the quiet courtyard.

An interior staircase with contemporary black steel and cable railings leads to a cozy mezzanine space of 7 square meters on a half-landing. Bathed in light from a skylight and an arched window, this versatile area is currently set up as a TV lounge and reading corner, creating a true separation between the living and sleeping areas. A few more steps lead to the upper level, where the main bedroom of 9 square meters is illuminated by a roof window. It is accompanied by a modern adjoining shower room of 3 square meters, featuring a walk-in shower, a vanity unit, a towel warmer, and a second WC.

The Wilson district is among the most sought-after central neighborhoods in Nice, renowned for its authentic Niçoise architecture, tree-lined squares, and vibrant local life. Ideally located between Place Masséna, the Promenade du Paillon, and the Port Lympia/Marais area, it offers easy walking access to local shops, renowned restaurants, artisanal bakeries, and markets. The area is optimally served by public transport, with the Coulée

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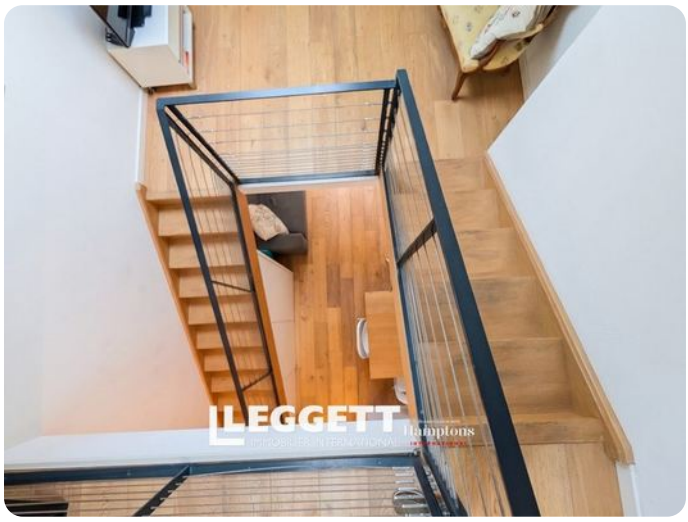









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