2 rooms in Carre d'Argent

€285,000

Carre d'Argent · 2 rooms · 29 m² in size



Key details

Surface area	**29 m²**
Rooms	**2**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This two-room apartment offers a rare opportunity to enjoy luxury living with a balcony, elevator, and high-end features. Positioned on Boulevard Dubouchage, it resides in a prestigious building with a caretaker and elevator, providing an ideal living environment with meticulously crafted finishes. The apartment is bathed in natural light due to its southeast exposure and features reversible air conditioning in the living room. The bright bedroom opens onto a balcony, enhancing the sense of space and light. Its strategic location allows for a short walk to Place Masséna, the Old Town, and the beaches, while also offering immediate access to two tram lines leading to the port or airport and the SNCF train station. Fully renovated, this property can be sold furnished, making it a rare find in the Nice real estate market, combining modern comfort with proximity to all local amenities.

The agency fees are covered by the seller. This property is part of a co-ownership with 104 lots. There are no ongoing legal proceedings. Energy efficiency is rated as Class D, with estimated annual energy costs ranging from €420 to €660 based on 2021 energy prices.

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