2 rooms in Carre d'Argent

€295,000

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



Key details

Surface area	**38 m²**
Rooms	**2**
Floor	**3rd**
Annual charges	**€900 /yr**

DPE (Energy) **C**

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 unique duplex apartment is located on the third and top floor of a charming 1930s building in the heart of Nice, offering easy access to the nearby Masséna high school, tramway, shops, and all essential amenities. The apartment spans 38 m² according to the Carrez law and 46 m² in total, featuring an impressive ceiling height of over 6.50 meters, which creates an exceptional sense of space rarely found in the city center.

Inside, the apartment boasts a bright and welcoming living area with an open kitchen, a bathroom, and a bedroom on the first level. Additionally, a second bedroom has been thoughtfully designed on the mezzanine, adding to the property's distinctive charm. Quality features such as air conditioning, double glazing, and limited overlooking ensure comfort and privacy. This property seamlessly blends the character of its historic architecture with a warm, contemporary atmosphere, making it an ideal choice for a primary residence, a pied-à-terre, or a long-term investment in the heart of Nice.

The property is part of a co-ownership of 22 lots, including 11 residential units, with no ongoing legal proceedings. The annual charges amount to 900 euros.

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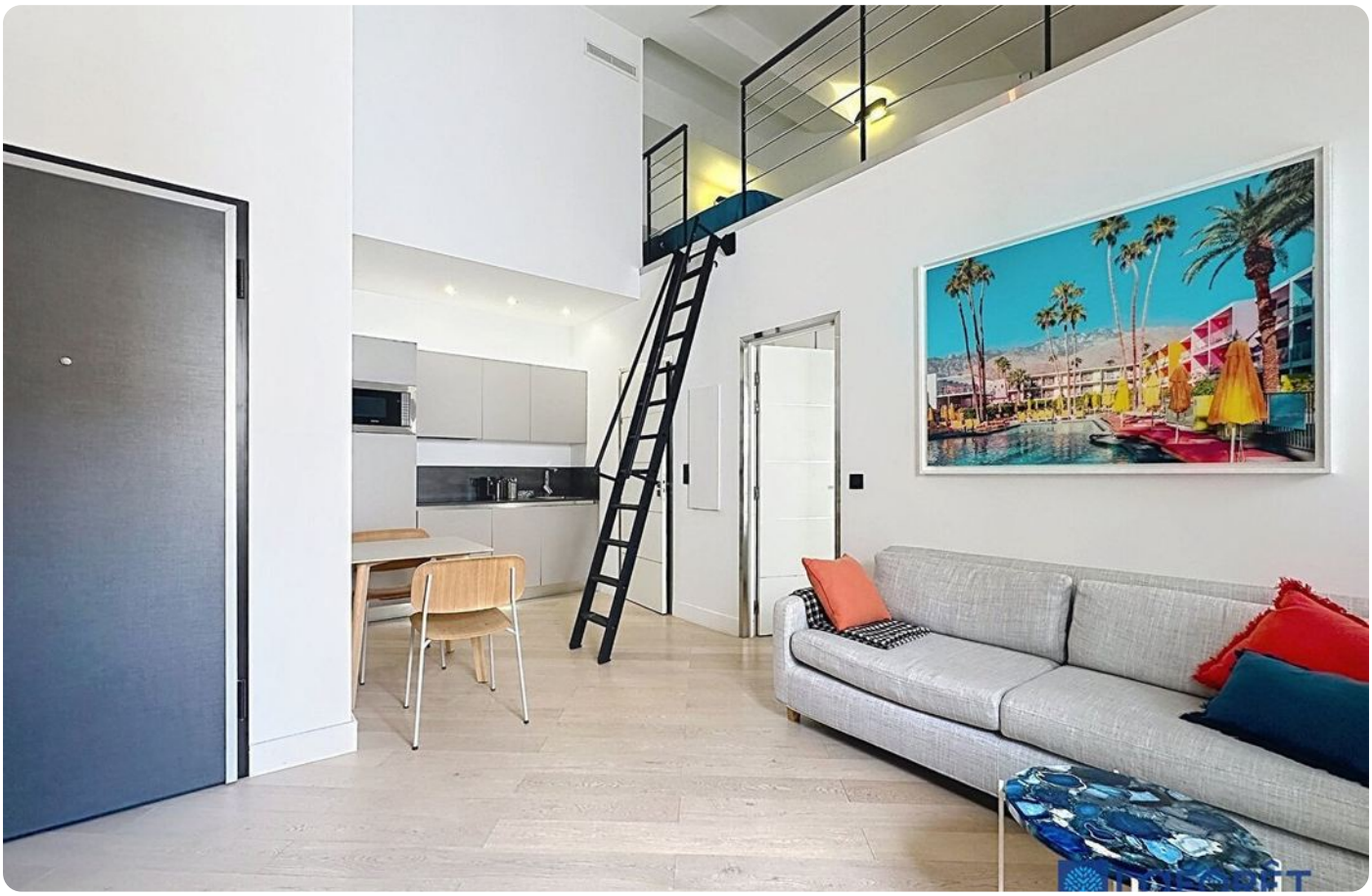

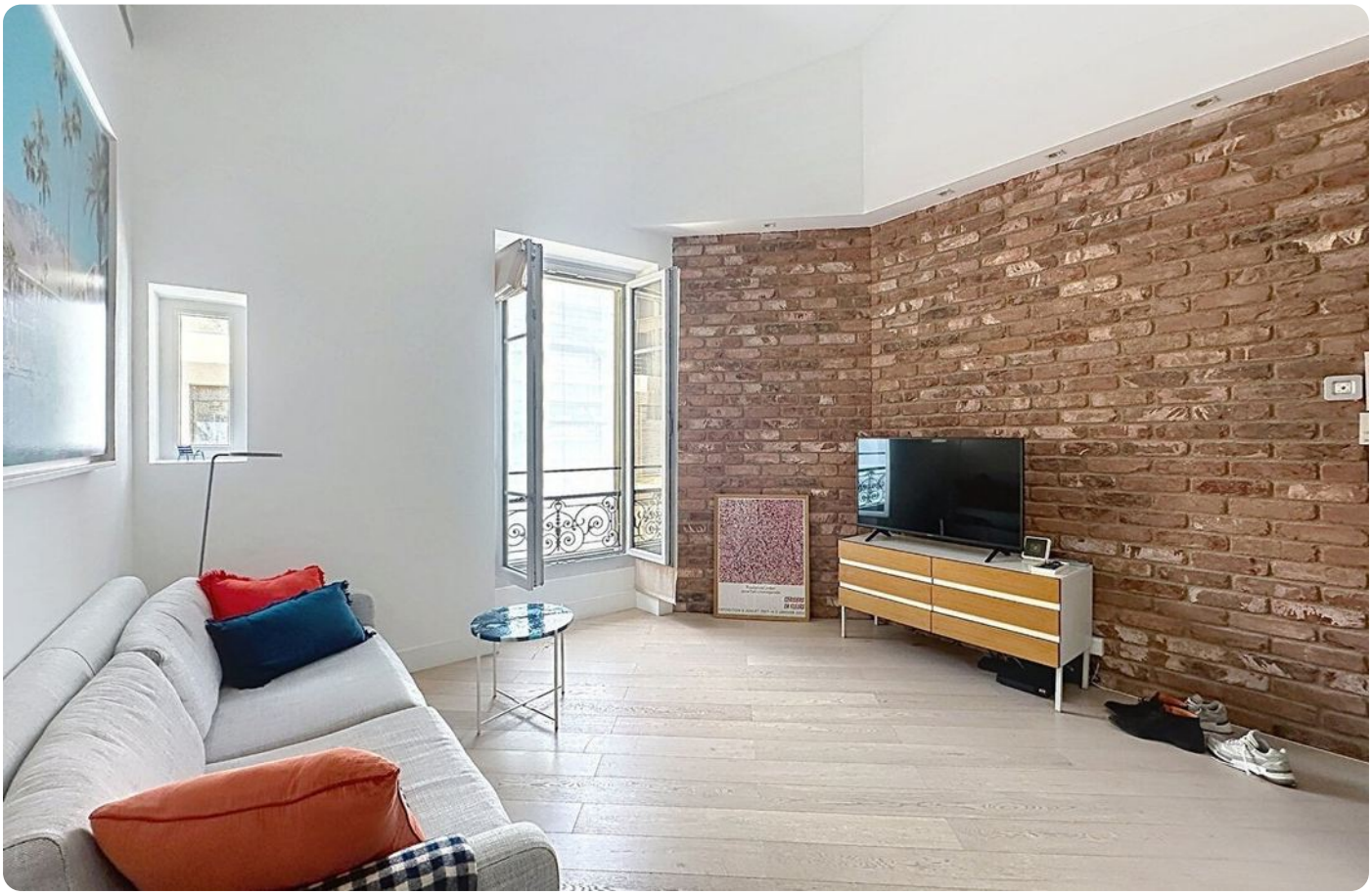

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