# 3 rooms in Carre d'Argent

**€270,000**

Carre d'Argent · 3 rooms · 62 m² in size

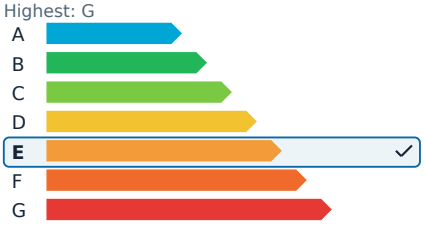



## Key details

| | |
|---|---|
| Surface area | **62 m²** |
| Rooms | **3** |
| Floor | **4th** |
| Cellar | **Yes** |

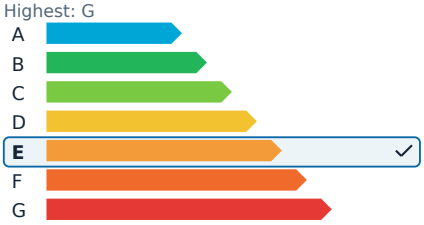
**DPE (Energy)** **E**

Lowest: A
Highest: G




**GES (Emissions)** **E**

Lowest: A
Highest: G




## Description

In the heart of Nice, this 62 square meter apartment offers convenient access to all amenities and the tramway. Situated on the fourth floor of a five-story building without an elevator, the property features east-west exposure, ensuring plenty of natural light. The interior includes an entrance, a living room with parquet flooring and a fireplace, a separate kitchen, two bedrooms, a shower room, and separate toilets. While the apartment requires some refreshing, it comes with a cellar for additional storage.

The monthly management cost is 102€. The energy efficiency rating is classified as E. Agency fees are included at a rate of 6.38% and are the responsibility of the buyer. The building is part of a co-ownership with 13 lots, and there are no ongoing legal proceedings.

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