3 rooms in Carre d'Argent

€270,000

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

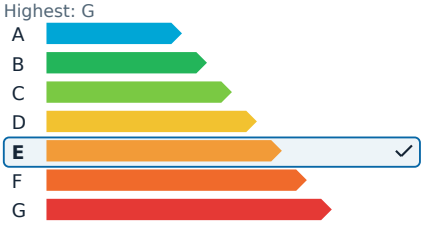


Key details

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

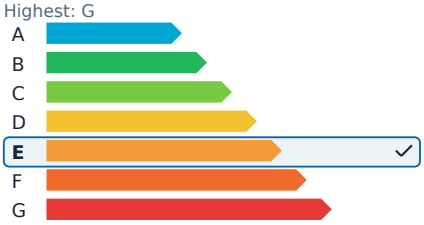
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

In the heart of Nice, this 62m² apartment offers convenient access to all amenities and the tramway. Situated on the 4th floor of a 5-story building without an elevator, the property features an east-west orientation allowing for natural light throughout the day. The layout includes an entryway, a living room with parquet flooring and a fireplace, a separate kitchen, two bedrooms, a shower room, and separate toilets. The apartment requires some updating. Additionally, a cellar is included with the property. Currently, the apartment is rented out for 895€ per month under a student lease,

which ends on June 30, 2027.

The monthly charges are 102€, and the property tax is 1,075€. The seller is responsible for the agency fees. The apartment is part of a co-ownership comprising 13 lots. There are no ongoing legal proceedings. The energy efficiency and climate ratings are both classified as E, with estimated annual energy costs ranging from 1,347€ to 1,823€ for the years 2021, 2022, and 2023, including subscriptions.

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