3 rooms in Carre d'Argent

€459,000

Carre d'Argent · 3 rooms · 55 m² in size



Key details

Surface area	**55 m²**
Rooms	**3**
Floor	**4th**
Balcony	**Yes**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

In the heart of the city center on rue Defly, just steps from Place Garibaldi, this superbly renovated three-room apartment offers impressive features and a delightful ceiling height of 3 meters. The apartment is particularly bright and opens onto a beautiful living area with a tastefully equipped quality kitchen. It includes two bedrooms, one of which measures 8.06 m², a shower room, and separate toilets. The parquet flooring throughout adds warmth and elegance, and a balcony enhances the appeal of this property.

Technically, the apartment is equipped with reversible air conditioning and an electric water heater. This is an ideal home to fully enjoy the vibrant life of Nice, with all shops, restaurants, and amenities within walking distance, right in the city center and close to Place Garibaldi.

Agency fees are borne by the seller. The property is part of a co-ownership with 11 lots. There are no ongoing legal proceedings. The energy efficiency is rated E, and the climate class is B. The estimated annual energy expenses for standard use, based on 2021 energy prices, range from 900 to 1,260 euros.

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