3 rooms in Carre d'Argent

€520,000

Carre d'Argent · 3 rooms · 70 m² in size

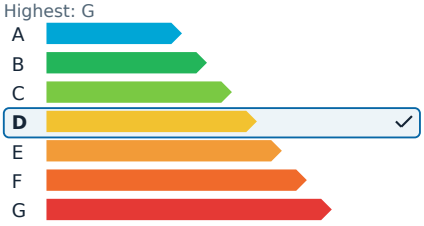


Key details

Surface area	**70 m²**
Rooms	**3**
Floor	**4th**
Annual charges	**€1,632 /yr**

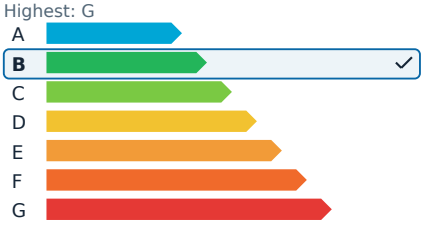
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of the Wilson district in Nice, on rue Tonduti de l’Escarène, this charming 70 m² apartment awaits on the top floor of a small building. The property features a bright living room with impressive ceiling height, an open and equipped kitchen, and two peaceful bedrooms overlooking an interior courtyard.

Key features include ducted air conditioning in all rooms, double glazing, and a well-maintained general condition. The building has recently undergone renovations, and an elevator installation has been approved for 2026. Residents will appreciate the proximity to local shops, the historic Vieux-Nice, and various amenities, making it an ideal choice for a primary or secondary residence or a quality investment.

The apartment is part of a co-ownership consisting of 10 lots, with no ongoing legal proceedings. The energy efficiency rating is C, and the monthly management cost is 136€. Agency fees are covered by the seller.

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