3 rooms in Carre d'Argent

€355,000

Carre d'Argent · 3 rooms · 50 m² in size



Key details

Surface area	**50 m²**
Rooms	**3**
Annual charges	**€504 /yr**

DPE (Energy) **B**

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 charming 50 m² three-room apartment is situated in the heart of the Musiciens district in Nice. Just steps away from Avenue Jean Médecin, it offers a prime location with convenient access to shops, public transport, and all the amenities of the city center. The apartment is located on the ground floor of a typically Niçois bourgeois building.

Inside, the apartment features a living room, a dining area with a kitchen, one bedroom, a shower room, and a separate toilet. For added comfort, the apartment is equipped with air conditioning and double glazing, ensuring a pleasant living environment throughout the year.

The property is part of a well-maintained and well-managed co-ownership, with the building's facade recently refurbished and repainted, and the interior common areas renovated. The co-ownership benefits from very low monthly charges, which are an additional advantage.

The apartment's central location in Nice makes it an excellent opportunity for a first-time purchase, a pied-à-terre, or a seasonal rental investment such as Airbnb, offering significant potential.

Monthly management cost: 42 €.
Energy efficiency rating: B.
Agency fees: Paid by the seller.
Number of lots in the co-ownership: Not specified.
Ongoing legal proceedings: None known.

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