3 rooms in Carre d'Argent

€371,000

Carre d'Argent · 3 rooms · 57 m² in size



Key details

Surface area	**57 m²**
Rooms	**3**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€2,000 /yr**

DPE (Energy)

NS

GES (Emissions)

NS

Description

This charming 57 m² apartment, located on the third floor of a characterful building on Rue Georges Ville in Nice, offers a warm atmosphere and harmonious spaces, accentuated by its high ceilings. The property can be easily reconfigured from a three-room to a four-room layout, providing flexibility for various living arrangements.

The apartment features a spacious and bright living room with a balcony, perfect for social gatherings. The functional kitchen is complemented by two quiet bedrooms facing the courtyard. A bathroom with a toilet and an additional cellar provide everyday convenience.

Positioned in a sought-after area on the Côte d'Azur, this apartment enjoys a strategic location between Cannes and Monaco, both easily reachable by nearby train services. The property is just a short walk from the Carrefour Shopping Center, the Palais des Expositions, Place Garibaldi, Place Masséna-Bord de Mer, and the newly developed Coulée verte de Nice, offering a green oasis in the heart of the city for leisurely walks and relaxation.

The tram is also within easy walking distance, offering quick access to the international airport and the port. This rare find is ideal for any real estate project, offering a perfect balance of urban living, accessibility, and quality of life.

Number of lots in the co-ownership: 24. The average annual share of charges (estimated budget) is €2,000, which amounts to €166 per month. Agency fees are paid by the seller.

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