3 rooms in Carre d'Argent

€546,000

Carre d'Argent · 3 rooms · 87 m² in size



Key details

Surface area	**87 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Cellar	**Yes**
Annual charges	**€2,196 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This charming corner apartment offers approximately 88 square meters of living space, with a total floor area of 92 square meters, and benefits from a sunny southern exposure. It is ideally positioned just steps away from the Coulée Verte, the tramway, shops, and schools, making it a convenient choice for families or professionals. Located in an elegant bourgeois building with an elevator, the property boasts a recently renovated rear facade.

The apartment's bright and airy atmosphere is enhanced by high ceilings and offers significant potential for customization. The living and dining area spans about 27 square meters and is filled with natural light, while the separate kitchen measures 13 square meters. For those who appreciate open spaces, there is the possibility to combine these two areas to create a spacious living area of over 40 square meters.

The night area includes two well-sized bedrooms, approximately 12 and 13 square meters each. The apartment also features a bathroom with a window, separate toilets with a window, ample storage space, and a large cellar. This property presents an excellent opportunity to own a home in one of Nice's most sought-after central neighborhoods.

The co-ownership consists of 17 lots, of which 13 are residential. The annual charges for the property amount to 2,196 euros.

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