3 rooms in Carre d'Argent

€429,000

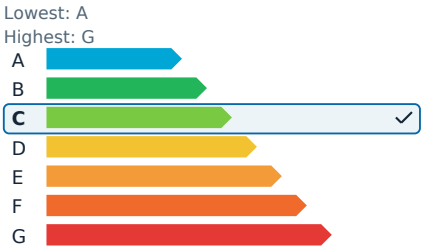
Carre d'Argent · 3 rooms · 51 m² in size



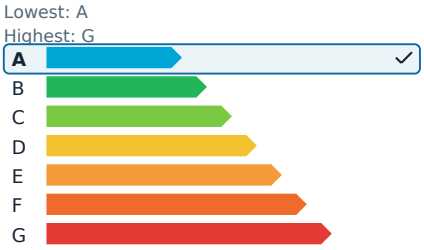
Key details

Surface area	**51 m²**
Rooms	**3**
Floor	**1st**
Balcony	**Yes**
Annual charges	**€312 /yr**

DPE (Energy) **C**



GES (Emissions) **A**



Description

This property is a charming three-room apartment located near the vibrant Place Garibaldi, the Museum of Modern and Contemporary Art (MAMAC), and the new police station in Nice. The building is small, with just one apartment per floor, offering a sense of exclusivity and privacy. The apartment spans 51 square meters with a south/north orientation, featuring a south-facing balcony that brings in plenty of natural light.

Inside, the apartment boasts a spacious 27 square meter living room with an open-plan, fully equipped kitchen. The renovation includes high-quality interior finishes, and the apartment is equipped with reversible air conditioning for year-round comfort. There are separate toilet facilities, and the property includes a cellar for additional storage. The annual charges for the apartment are very low, making it an economical choice.

Additionally, similar three-room apartments are available for purchase on the third floor for 449,000 euros and on the fourth floor for 459,000 euros.

This property is part of a co-ownership with a total of 12 lots. The annual charges are 312 euros. Estimated energy expenses range between 580 euros and 830 euros. There are no ongoing legal proceedings. Agency fees are included in the price and are the responsibility of the seller.

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