4 rooms in Carre d'Argent

€699,000

Carre d'Argent · 4 rooms · 104 m² in size

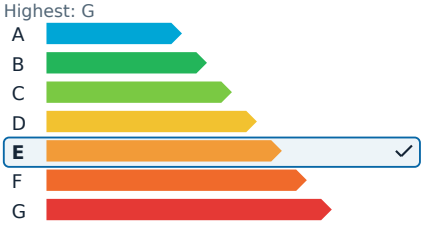


Key details

Surface area	**104 m²**
Rooms	**4**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€4,424 /yr**

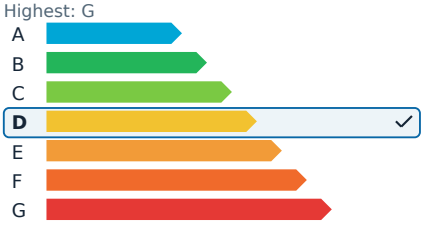
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the heart of Nice, along the highly sought-after Boulevard Dubouchage, this property offers a unique blend of classic charm and modern potential. The real estate package includes a spacious 104 m² apartment, a cellar, and an additional 15.60 m² mezzanine room with a water point. Situated on the second floor of an elegant Art Deco building, the apartment boasts generous spaces and a comfortable layout. It features an entrance hall, a living room, a separate kitchen, two bedrooms, an office, and two bathrooms with toilets. The through-plan design ensures abundant natural light, allowing for various layout possibilities to suit the needs of future occupants.

While the apartment requires some updating, it presents an excellent opportunity to create a contemporary interior that highlights its classic features and spaciousness. The location is a significant advantage, just steps away from Avenue Jean Médecin with its tramway, the Nice Étoile shopping center, and all the conveniences of downtown living. Additionally, it is close to renowned schools such as Lycée Masséna and Lycée Sasserno. This family-friendly apartment with its spacious volumes is perfectly suited as a primary residence or a pied-à-terre. There is also the option to purchase a garage or parking space separately.

The annual management charges are 4,424 euros. The agency fees, amounting to 5.00% including taxes, are the responsibility of the buyer. The property is part of a co-ownership comprising 30 lots, with 12 designated for residential use. There are no ongoing legal proceedings.

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