# 4 rooms in Carre d'Argent

**€475,000**

Carre d'Argent · 4 rooms · 79 m² in size



## Key details

| | |
|---|---|
| Surface area | **79 m²** |
| Rooms | **4** |
| Floor | **2nd** |
| Lift | **Yes** |
| Annual charges | **€1,500 /yr** |

**DPE (Energy)** **D**

Lowest: A
Highest: G

A
B
C
**D** ✓
E
F
G

**GES (Emissions)** **B**

Lowest: A
Highest: G

A
**B** ✓
C
D
E
F
G

## Description

In the heart of Nice, discover a charming four-room duplex apartment with an independent studio, boasting a total area of 79.29 square meters. Situated on the second floor, this property is in good general condition and is perfectly positioned in the vibrant city center of Nice. The apartment features a spacious, bright living area with an open-plan, fully equipped kitchen, a living room with a mezzanine that adds a unique touch, two bedrooms with built-in storage, and two bathrooms. Additionally, an independent studio with a kitchenette and bathroom complements this property, making it ideal for generating immediate rental income.

This residence enjoys an exceptional location in one of the most desirable areas of this highly tourist-friendly city. It is in close proximity to all amenities, including shops, restaurants, pharmacies, and bakeries, and is just a minute away from the Masséna tram stop.

The property is part of a co-ownership comprising 116 lots, of which 94 are residential. The annual charges amount to 1,500 euros.

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