4 rooms in Carre d'Argent

€690,000

Carre d'Argent · 4 rooms · 99 m² in size

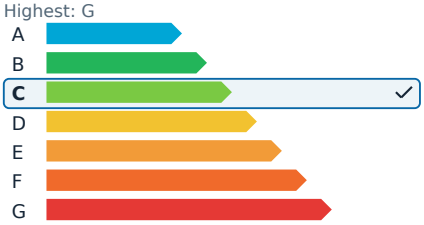


Key details

Surface area	**99 m²**
Rooms	**4**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€1,800 /yr**

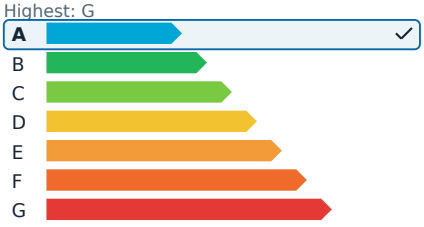
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming 100m² four-room apartment is situated on rue Alexandre Mari in the vibrant Vieux Nice district. Positioned on the second floor of a well-maintained Niçois building, the property features a southern exposure, offering an abundance of natural light through large windows and enhanced by high ceilings and spacious rooms.

The apartment includes a welcoming entrance, a large living room exceeding 30m², and a dining kitchen that opens onto a peaceful balcony overlooking an inner courtyard. It also comprises three bedrooms, a bathroom, and a separate WC. While the apartment requires renovation, its prime location just steps from the sea and close to Place Masséna presents a wonderful opportunity in a sought-after neighborhood.

The building is part of a co-ownership consisting of 14 lots, all residential, with no ongoing legal proceedings. The annual charges amount to 1,800 euros.

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