4 rooms in Carre d'Argent

€550,000

Carre d'Argent · 4 rooms · 86 m² in size



Key details

Surface area	**86 m²**
Rooms	**4**
Floor	**4th**
Lift	**Yes**
Annual charges	**€1,644 /yr**

DPE (Energy) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

This charming apartment, situated on the fourth and top floor of a characterful building with an elevator, offers a generous living space of 86 square meters. It is located in the highly sought-after area of Vieux Nice. The apartment features a living room, an independent kitchen, two bedrooms, a bathroom, and a separate toilet. Its spacious layout and dual entrances provide excellent opportunities for customization, such as creating a third bedroom, opening the kitchen to the living room, or establishing an independent office, according to your preferences. The property boasts an impressive energy efficiency, a rare advantage for older buildings.

The location is unbeatable, with the Opera, Place Masséna, Cours Saleya, Promenade des Anglais, and the sea all within walking distance. Additionally, the tramway, shops, and restaurants of the historic center are easily accessible. This property is ideal for a family, an exceptional pied-à-terre, or a valuable investment in the heart of Nice.

The estimated annual energy expenses for standard use range between €870 and €1,240, including subscriptions, based on the years 2021, 2022, and 2023.

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