4 rooms in Carre d'Argent

€274,000

Carre d'Argent · 4 rooms · 72 m² in size

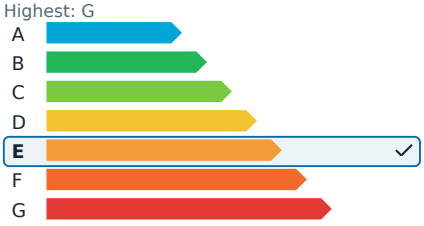


Key details

Surface area	**72 m²**
Rooms	**4**
Floor	**1st**
Lift	**Yes**
Cellar	**Yes**

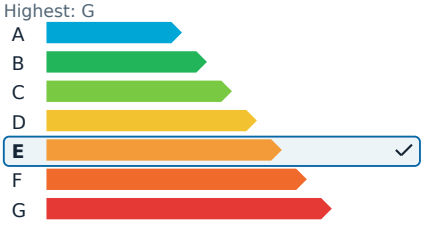
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

This inviting apartment is conveniently positioned near TNL in the Nice Riquier area, offering easy access to local amenities. It features a spacious double living room with balconies that face southwest, providing ample natural light. The independent kitchen is well-suited for culinary activities. The property includes two quiet bedrooms, a bathroom, and a separate toilet, along with a dressing room for added storage. A cellar is also part of the offering, making it an attractive option for families or investors seeking a property with potential.

The apartment is part of a well-maintained building within a co-ownership of 50 lots. The energy efficiency is rated as class E, with an estimated annual energy expenditure for standard use ranging from €2,170.00 to €2,936.00, covering the years 2021 to 2023. Agency fees of 6.41% including tax are payable by the purchaser. There are no ongoing legal proceedings associated with this property.

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