4 rooms in Carre d'Argent

€470,000

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



Key details

Surface area	**79 m²**
Rooms	**4**
Annual charges	**€1,272 /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

This spacious duplex apartment in Nice offers a well-thought-out living space across two levels, perfect for those seeking a structured and functional home environment. The first level welcomes you with a bright living room, a separate dining area, and an open kitchen that seamlessly integrates with the living space, creating a harmonious and pleasant daily living experience. A unique feature of this property is the independent studio, providing flexible usage options to suit various needs.

The upper level houses two comfortable bedrooms and an additional room that can serve as an office or a third bedroom, ensuring clear separation between living areas and sleeping quarters. Modern amenities include fiber optic internet, individual heating, and a secure entry system with a digicode and intercom. The property is also Airbnb-friendly, offering potential for rental income.

This apartment is part of a co-ownership comprising 40 lots, with no ongoing legal proceedings as per the relevant construction and housing code. The average monthly management cost is €106, and the agency fees are covered by the seller.

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