5 rooms in Carre d'Argent

€735,000

Carre d'Argent · 5 rooms · 99 m² in size



Key details

Surface area	**99 m²**
Rooms	**5**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,500 /yr**

DPE (Energy) **C**

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 exceptional 100 m² apartment offers a spacious and inviting living space on the second floor of a small building with an elevator. The double living room, measuring 31 m², features a south-facing orientation and a charming fireplace, all enhanced by high ceilings. The separate, fully equipped kitchen opens onto a small balcony, adding to the apartment's appeal. With three bedrooms, including a master bedroom of 14 m², the apartment also includes a recently renovated bathroom and a separate toilet, making it ideal for family living or as a secondary residence.

The property is situated in the heart of Nice's Old Town, close to the Promenade des Anglais, Place Masséna, shopping, public transport, and cultural landmarks. This prime location provides easy access to the best of what Nice has to offer.

Included in the sale is a basement storage room. The property benefits from low co-ownership charges of 120 euros per month. There are a total of 18 lots in the co-ownership. Agency fees are covered by the seller.

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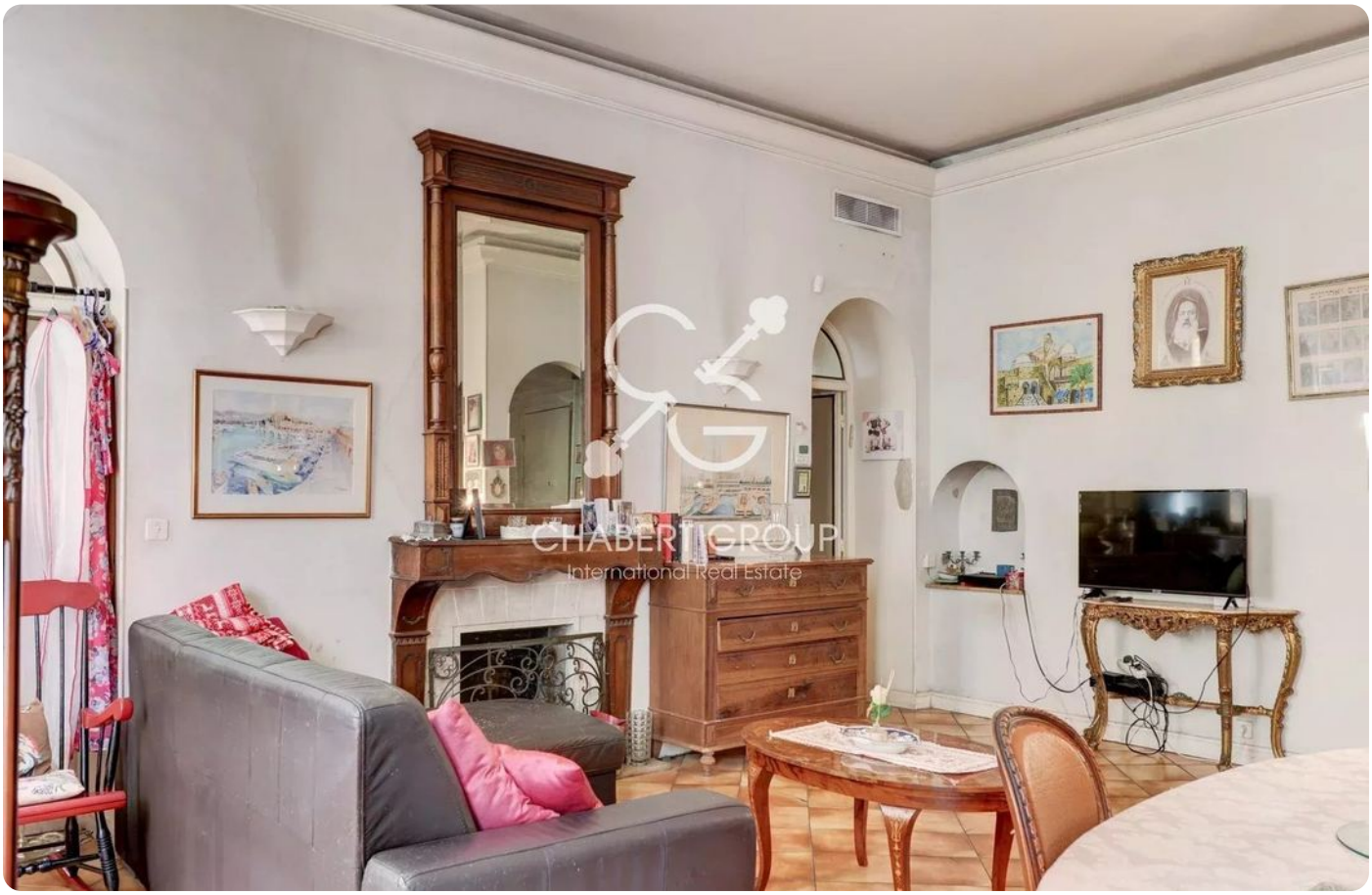

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