

# One-bedroom apartment in Carre d'Argent €279,000

Carre d'Argent · 1 bedroom · 46 m<sup>2</sup> in size



## Description

In the heart of Nice City Center, this charming two-room apartment offers a prime location near the Coulee Verte, Place Garibaldi, and the upcoming Hotel des Polices. Situated on the first floor of a well-maintained building, this 46m<sup>2</sup> apartment boasts high ceilings and a bright, south-facing aspect. The interior features an entrance, a living room with a fully equipped kitchen, a bedroom, a versatile dressing room or office area, a shower room, and a separate toilet. The apartment is in excellent condition, with quality double glazing ensuring comfort and tranquility.

Residents will appreciate the convenience of having all amenities and shops right at their doorstep, making this property an excellent investment opportunity with the potential for seasonal rental.

The apartment has a good energy efficiency rating of C&C. Monthly management costs are low at €92, and the property tax is €832 annually.

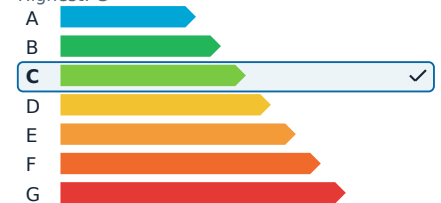
## Key details

|               |                   |
|---------------|-------------------|
| Surface area  | 46 m <sup>2</sup> |
| Bedrooms      | 1                 |
| Floor         | 1st               |
| Lift          | No                |
| Outside space | No                |

## DPE (Energy)

C

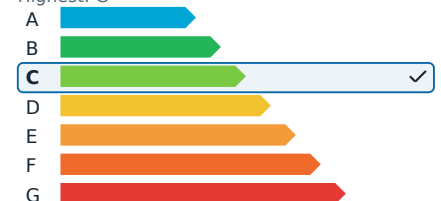
Lowest: A  
Highest: G



## GES (Emissions)

C

Lowest: A  
Highest: G



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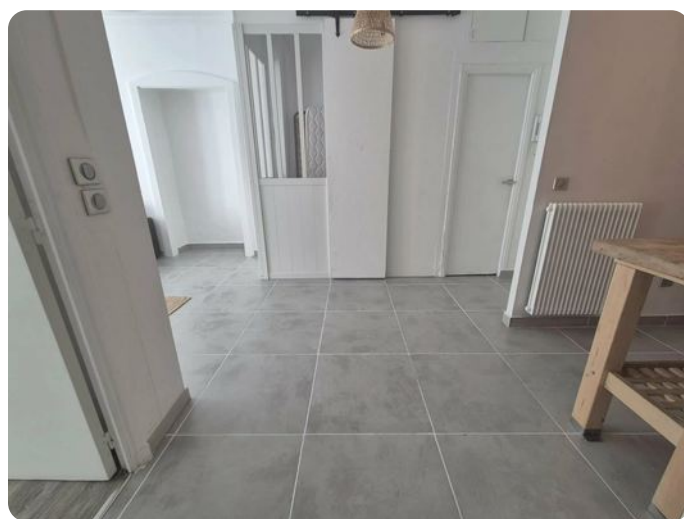
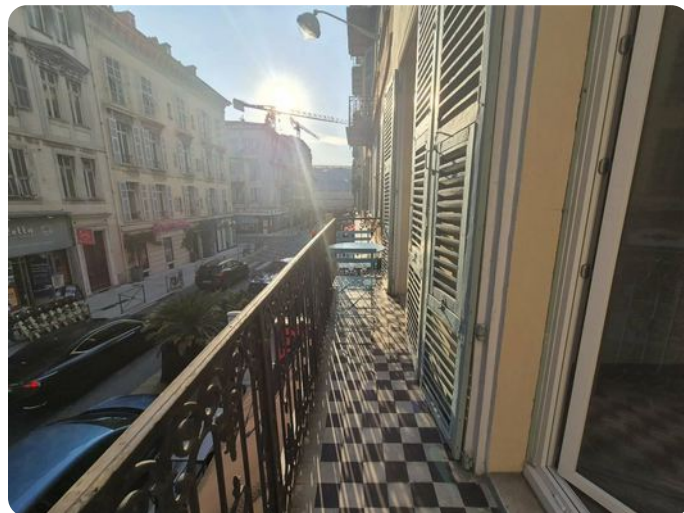
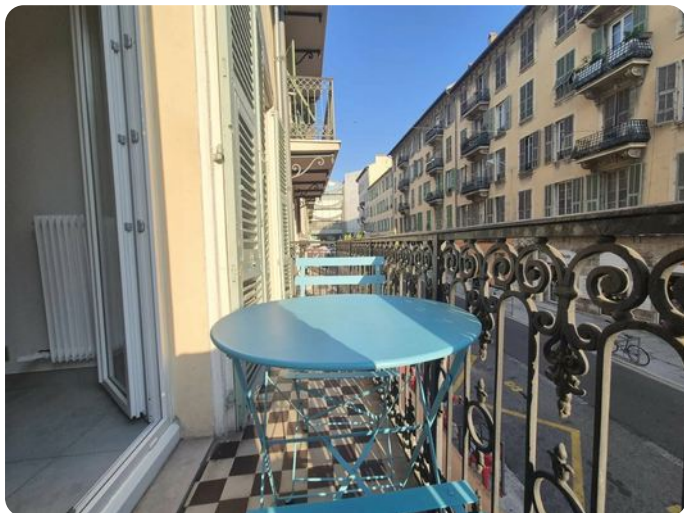
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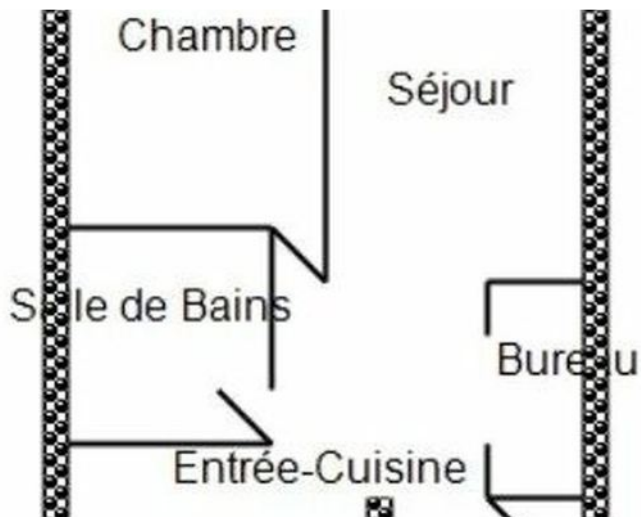
€279,000

Carre d'Argent · 1 bedroom · 46 m<sup>2</sup> in size



# One-bedroom apartment in Carre d'Argent €279,000

Carre d'Argent · 1 bedroom · 46 m² in size



**Total : 45,62 m²**  
(Quarante-cinq mètres carrés soixante-deux)

| SURFACES PAR LOCAL |       |                    |         |
|--------------------|-------|--------------------|---------|
| Local              | Etage | Surface Loi Carrez | Surface |
| Chambre            | 1er   | 14,500 m²          |         |
| Séjour             | 1er   | 14,700 m²          |         |
| Bureau             | 1er   | 0,955 m²           |         |
| Salle de Bains     | 1er   | 1,900 m²           |         |
| Entrée-Cuisine     | 1er   | 2,600 m²           |         |
| Balcon             | 1er   | 10,970 m²          |         |
| Total              |       | 45,625 m²          |         |

| & Dépendances | Etage | Surface Hors |
|---------------|-------|--------------|
| Balcon        | 1er   | 3,800        |
| Total         |       | 3,800        |

## Énergie et climatique

\* Dont émissions de gaz à effet de serre.

