

One-bedroom apartment in Carre d'Argent €265,000

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



Description

In the vibrant Dubouchage/Carabacel area of Nice, this charming 2-room apartment offers a blend of modern living and classic architecture. Set on the first floor of a well-maintained, traditional Nice building, the apartment spans 46 square meters and has been completely renovated. High ceilings add to the sense of space and light, enhanced by the south-facing aspect and double-glazed windows. The interior features an entrance, a bright living room with an open, fully fitted kitchen, a bedroom, a flexible space that can serve as a dressing room or office, a shower room, and a separate toilet.

The location is highly convenient, with shops and tram services right at the doorstep, making daily errands easy. Just a short 5-minute walk away, you can enjoy the lively atmosphere of Place Garibaldi and the tranquility of the green corridor. This property is an excellent choice for those seeking a rental investment with good profitability potential or a first-time home purchase.

The apartment boasts a very good energy efficiency rating of DPE C&C. Monthly charges are low at €92, and the property tax is a modest €832.

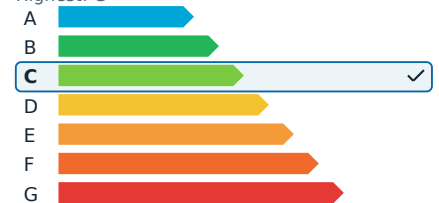
Key details

Surface area	46 m ²
Bedrooms	1
Floor	1st
Lift	No
Outside space	No

DPE (Energy)

C

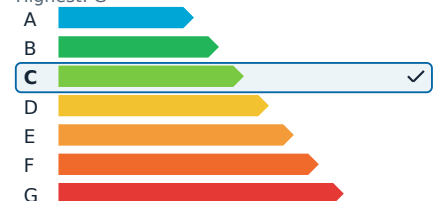
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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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	
Salon	1er	1,900 m²	
Chambre	1er	2,600 m²	
Bureau	1er	10,970 m²	
		45,625 m²	

& Dépendances		Etage	Surface Hors
Balcon		1er	3,800 m²
Total			3,800 m²

