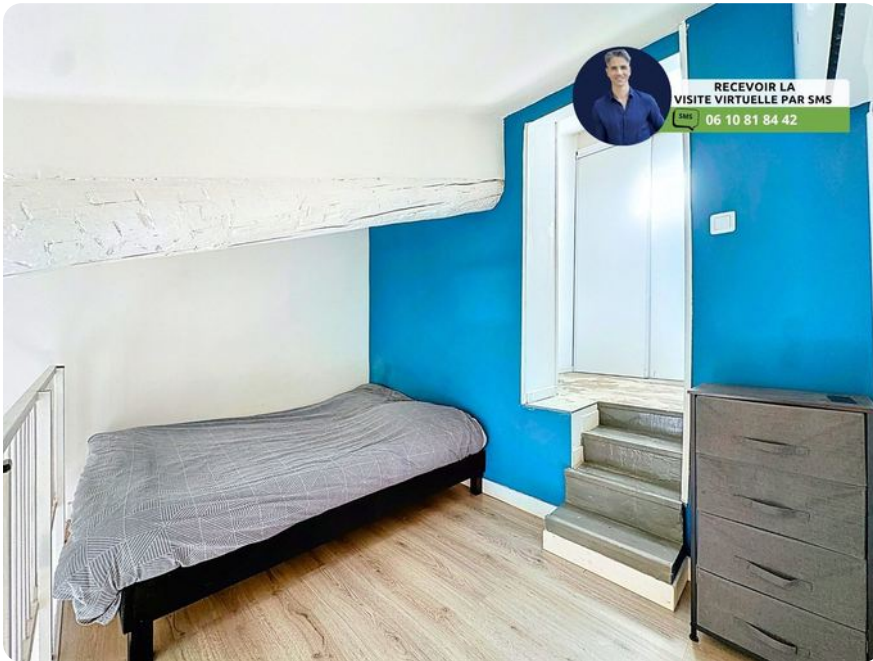


One-bedroom apartment in Carre d'Argent €249,900

Carre d'Argent · 1 bedroom · 36 m² in size



Description

This charming 2-room duplex apartment offers a peaceful retreat on the top floor of a secure building in the coveted Wilson district of Nice. With a total area of 36.18 square meters according to Carrez law, the apartment boasts a serene view over the rooftops and benefits from abundant natural light due to its east and south-facing orientation. The interior features an entrance, a living room, a semi-equipped kitchen with modern appliances, a mezzanine bedroom, a dressing room, and a shower room with a WC. The apartment is sold furnished, including a sofa, bed, living room desk, and bedroom storage, making it move-in ready. Additional amenities include air conditioning, double glazing in the living room, and fiber internet connectivity.

The building, consisting of just 22 residential lots, is secured with a door featuring Vigik access. Residents enjoy the convenience of being just a short walk from Avenue Jean Médecin, local shops, restaurants, and public transport, which is only 20 meters away. Monthly charges are low, approximately 60 euros, covering cold water, maintenance of common areas, and contributions to the Alur fund. The property tax amounts to 705 euros.

The energy efficiency rating for this property is DPE D (253) and GES B (7), with estimated annual energy expenditures ranging from 750 to 1,070 euros. The seller is responsible for the agency fees, which are included in the sale price. There are no ongoing legal proceedings associated with this property.

Key details

Surface area	36 m ²
Bedrooms	1
Floor	4th
Lift	No
Outside space	No
Monthly charges	€58 /mo

DPE (Energy)

D

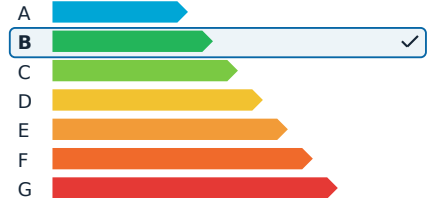
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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VENDEZ AU MEILLEUR PRIX

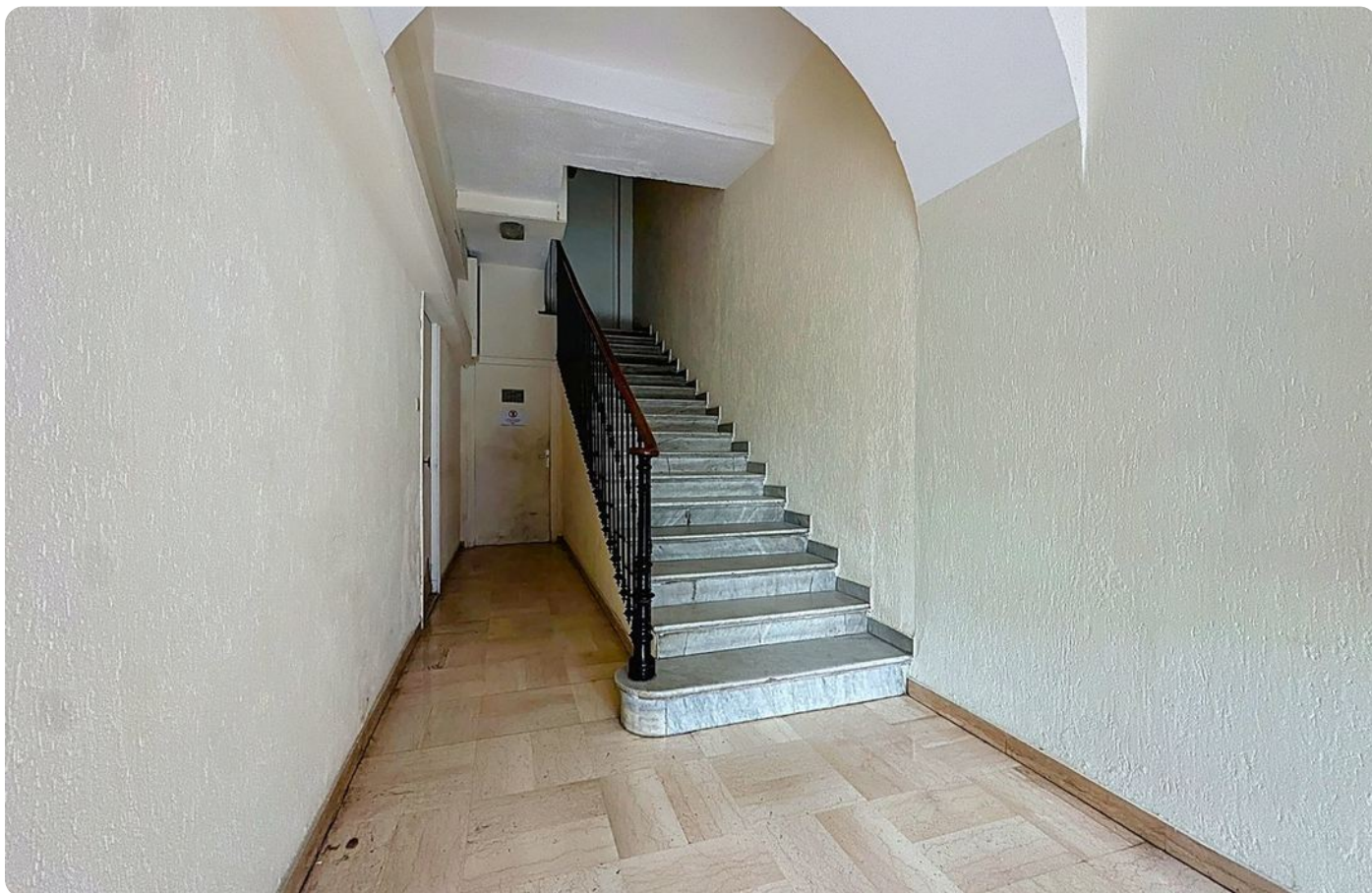
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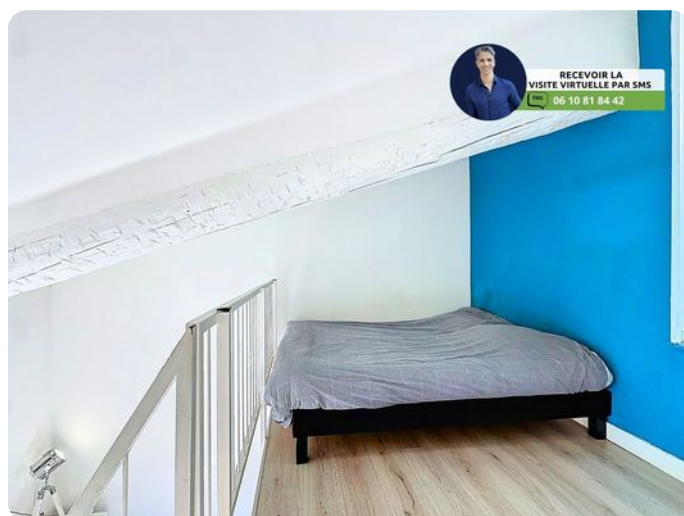
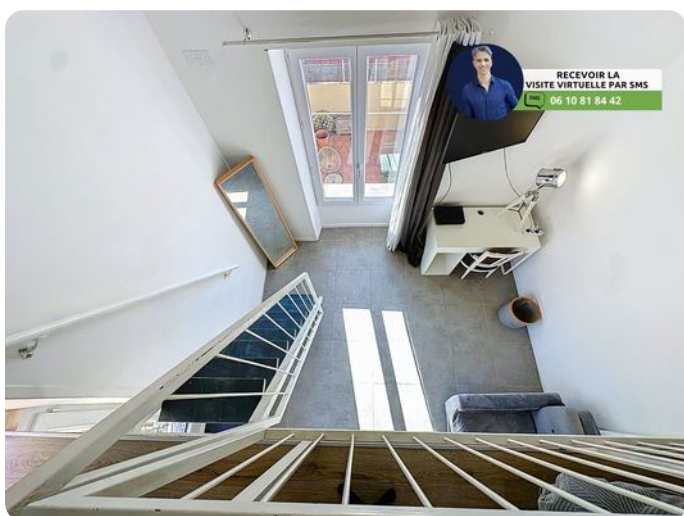
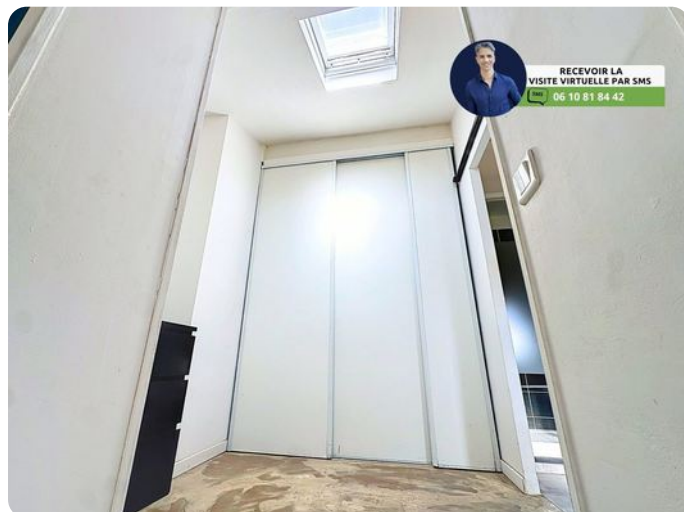
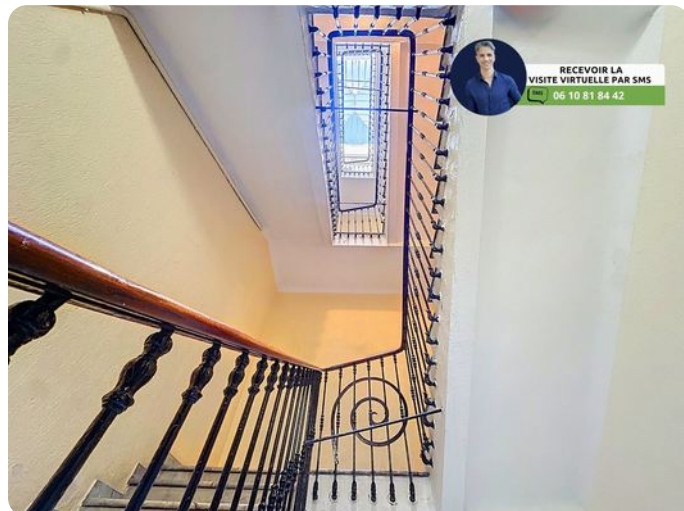
*À partir de



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