

Two-bedroom apartment in Carre d'Argent €450,000

Carre d'Argent · 2 bedrooms · 49 m² in size



Description

Discover a charming, fully renovated two-bedroom apartment at the top of Avenue Jean Médecin, adjacent to Galeries Lafayette. This third-floor gem, accessible by elevator, offers a bright living space with an open-plan, fully equipped kitchen, two comfortable bedrooms, and a delightful 9 sqm mezzanine perfect for a home office. The shower room with a toilet is conveniently situated. High ceilings and large windows provide ample natural light and offer a picturesque view of the Café de France below.

This turnkey property is ready for immediate occupancy, featuring double glazing and air conditioning for comfort throughout the year. The secure and well-maintained building makes it an excellent choice for a rental investment or a second home in the vibrant heart of Nice.

Annual condominium charges are €1,665, which include cold water. The property tax is €1,102, and it boasts an energy efficiency rating of B.

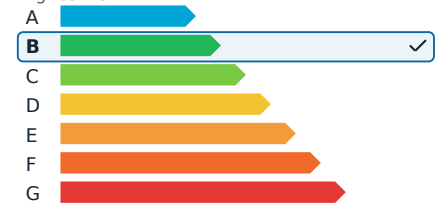
Key details

Surface area	49 m ²
Bedrooms	2
Floor	3rd
Lift	Yes
Outside space	No
Monthly charges	€139 /mo

DPE (Energy)

B

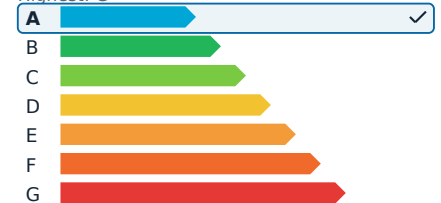
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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