

# Two-bedroom apartment in Carre d'Argent €560,000

Carre d'Argent · 2 bedrooms · 63 m<sup>2</sup> in size



## Description

Discover this charming 3-room apartment, perfectly positioned in the vibrant heart of Nice's Carré d'Or, just a stone's throw from Place Magenta. Situated on the pedestrian zone, this air-conditioned property is located on the fourth and penultimate floor of a building equipped with an elevator. The apartment features a spacious living area with an open kitchen, totaling 36 square meters and benefiting from a southern exposure. It includes a bedroom with a balcony, a second bedroom, and two shower rooms with toilets. In good general condition, this apartment is an excellent choice for a primary residence or a convenient city-center pied-à-terre.

The estimated annual energy expenses for standard use range between 910 € and 1230 €, based on indices from 2021 to 2023, including subscriptions.

## Key details

|                 |                   |
|-----------------|-------------------|
| Surface area    | 63 m <sup>2</sup> |
| Bedrooms        | 2                 |
| Floor           | 4th               |
| Lift            | Yes               |
| Outside space   | Balcony           |
| Monthly charges | €80 /mo           |

## DPE (Energy)

C

Lowest: A  
Highest: G



## GES (Emissions)

A

Lowest: A  
Highest: G



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