

Two-bedroom apartment in Carre d'Argent €1,195,000

Carre d'Argent · 2 bedrooms · 127 m² in size



Description

On the top floor of Boulevard Dubouchage, this 130m² apartment boasts a 40m² sunlit terrace, offering a rare opportunity to invest in a prime location in the heart of Nice. The apartment is sold in bare ownership, providing a strategic investment in a highly desirable area. Just a short walk from Nice Etoile and Place Massena, the property enjoys a splendid view and is perfectly positioned for those who appreciate city living.

The interior features an entrance hall leading to a spacious living room that opens onto the terrace, ideal for enjoying the southern exposure. The apartment includes a large independent kitchen, two bedrooms, a bathroom, and a separate toilet. Additional storage is provided by two attics, and a large garage is included, offering practical solutions for city living.

The surrounding area is undergoing an exciting redevelopment project, enhancing the boulevard and neighborhood with new sidewalks and upgrades similar to those on Victor Hugo. A luxury hotel is planned to replace the former Foch police station, further elevating the area's appeal.

The estimated annual energy expenditure for standard use is between €2516 and €3404, indexed to the years 2021, 2022, and 2023, with subscriptions included.

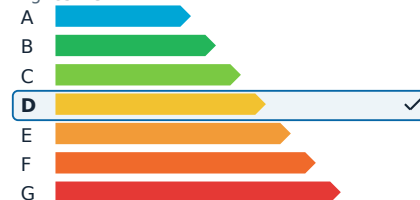
Key details

Surface area	127 m²
Bedrooms	2
Floor	7th
Lift	Yes
Outside space	Terrace / balcony
Monthly charges	€674 /mo

DPE (Energy)

D

Lowest: A
Highest: G



GES (Emissions)

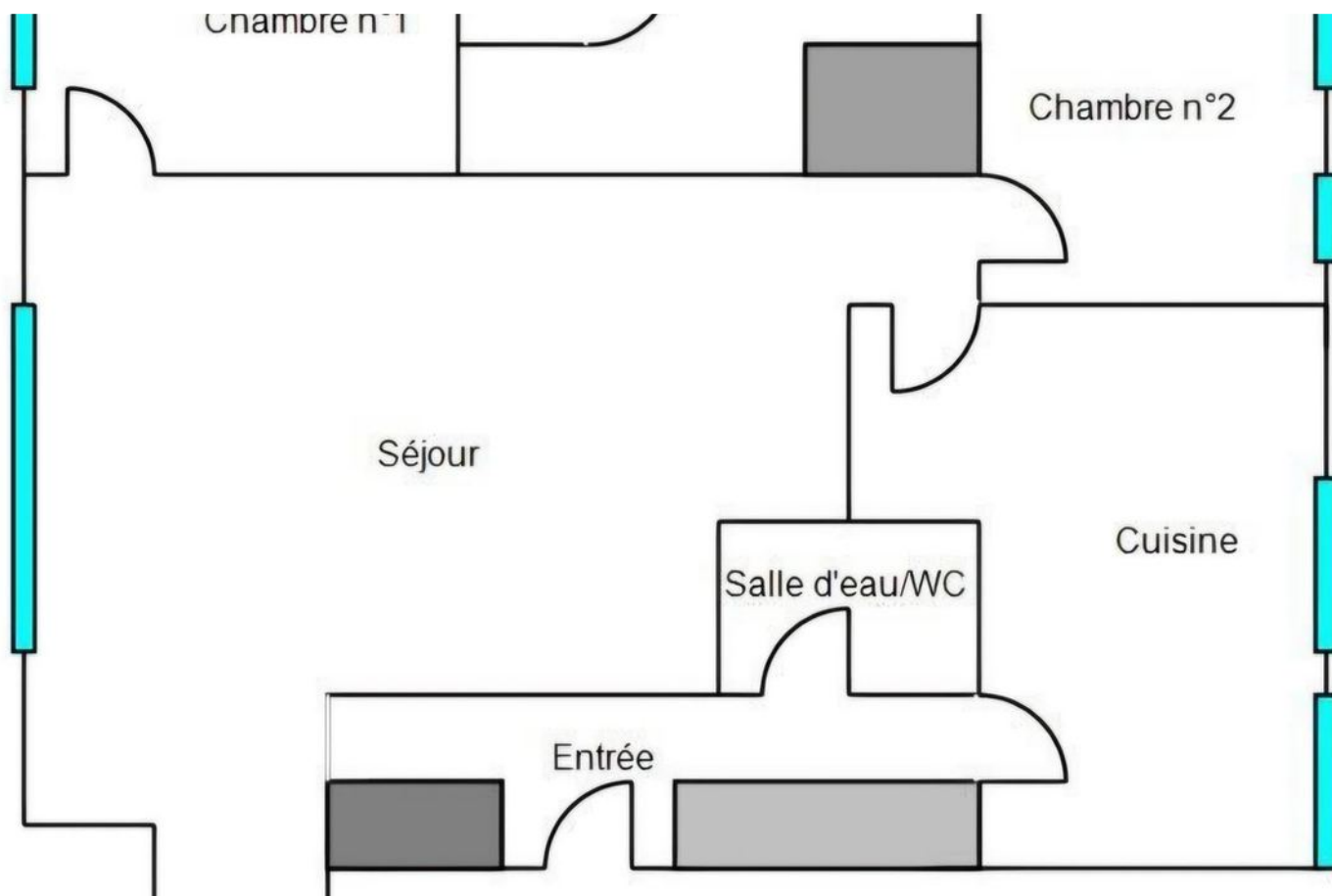
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