Two-bedroom apartment in Carre d'Argent

€590,000

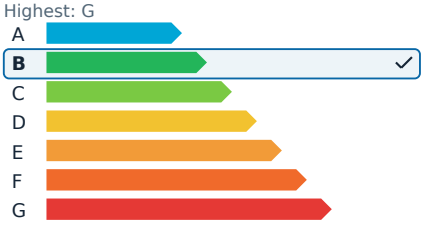
Carre d'Argent · 2 bedrooms · 56 m² in size

Key details

Surface area	**56 m²**
Bedrooms	**2**
Floor	**4th**
Lift	**Yes**
Outside space	**Balcony**
Monthly charges	**€173 /mo**

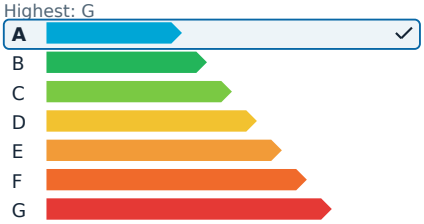
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This beautifully renovated three-room apartment spans 56 square meters and is perched on the top floor of a building right in the heart of Nice's vibrant city center, on rue de Lille. With its southern exposure, the apartment is bathed in natural light throughout the day. It features a south-to-north orientation and includes a pleasant balcony that offers unobstructed views over the rooftops of Nice and the Colline du Château, ensuring privacy with no direct neighbors.

The living area is bright and welcoming, featuring a brand-new open kitchen. The sleeping quarters consist of two spacious bedrooms that overlook an interior courtyard, providing peace and tranquility. A modern bathroom with a double sink completes the living space.

The apartment has been fully renovated with comfort in mind, boasting new air conditioning in every room, double glazing, and excellent energy performance with a B rating.

The location is a significant advantage, being in close proximity to Masséna High School, Sasserno, the tramway, shops, and all the amenities of the city center. It also offers quick access to major roads and the highway via the Paillon tunnel. This property is a luminous, quiet, and move-in-ready home that combines a top-floor setting, outdoor space, clear views, and a central location.

The property is part of a co-ownership consisting of 20 lots, including 12 residential units, and there are no ongoing legal proceedings. The annual management charges amount to 2,076 euros.

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