

Two-bedroom apartment in Carre d'Argent €845,000

Carre d'Argent · 2 bedrooms · 90 m² in size



Description

This charming 4-room apartment offers a prime location at the start of the Piétonne, just steps from Place Masséna in the sought-after Carré d'Or district of Nice. Situated on the top floor of a beautiful building, this 90m2 apartment (with a total surface area of 111m2) features two large balconies, each 7m2, providing lovely, unobstructed views of the bustling pedestrian area below.

Inside, the apartment boasts a spacious and bright living room with high ceilings, an independent equipped kitchen, and two bedrooms with built-in cupboards. The main floor also includes a bathroom with a toilet and a separate guest toilet. Upstairs, a large mezzanine bedroom spans 21m2 and includes additional cupboards and a shower room with a toilet. The property is equipped with air conditioning and PVC double glazing, ensuring comfort throughout the year.

The location offers immediate access to a variety of shops and restaurants, with the sea, tramway, and Nice's charming old town just a short walk away. This apartment is ideal as a primary residence, a secondary home, or a rental investment, providing a unique opportunity to own a piece of real estate in one of Nice's most desirable neighborhoods.

Annual charges for the property are €2,252, which breaks down to €188 per month. The energy efficiency rating is classified as E. Agency fees are payable by the seller. According to available information, there are no ongoing legal proceedings.

Key details

Surface area	90 m²
Bedrooms	2
Floor	2nd
Lift	No
Outside space	Balcony

DPE (Energy)

E

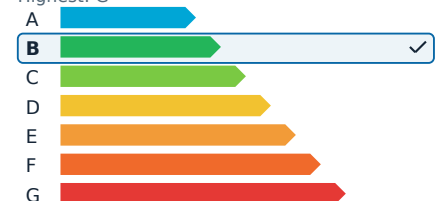
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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