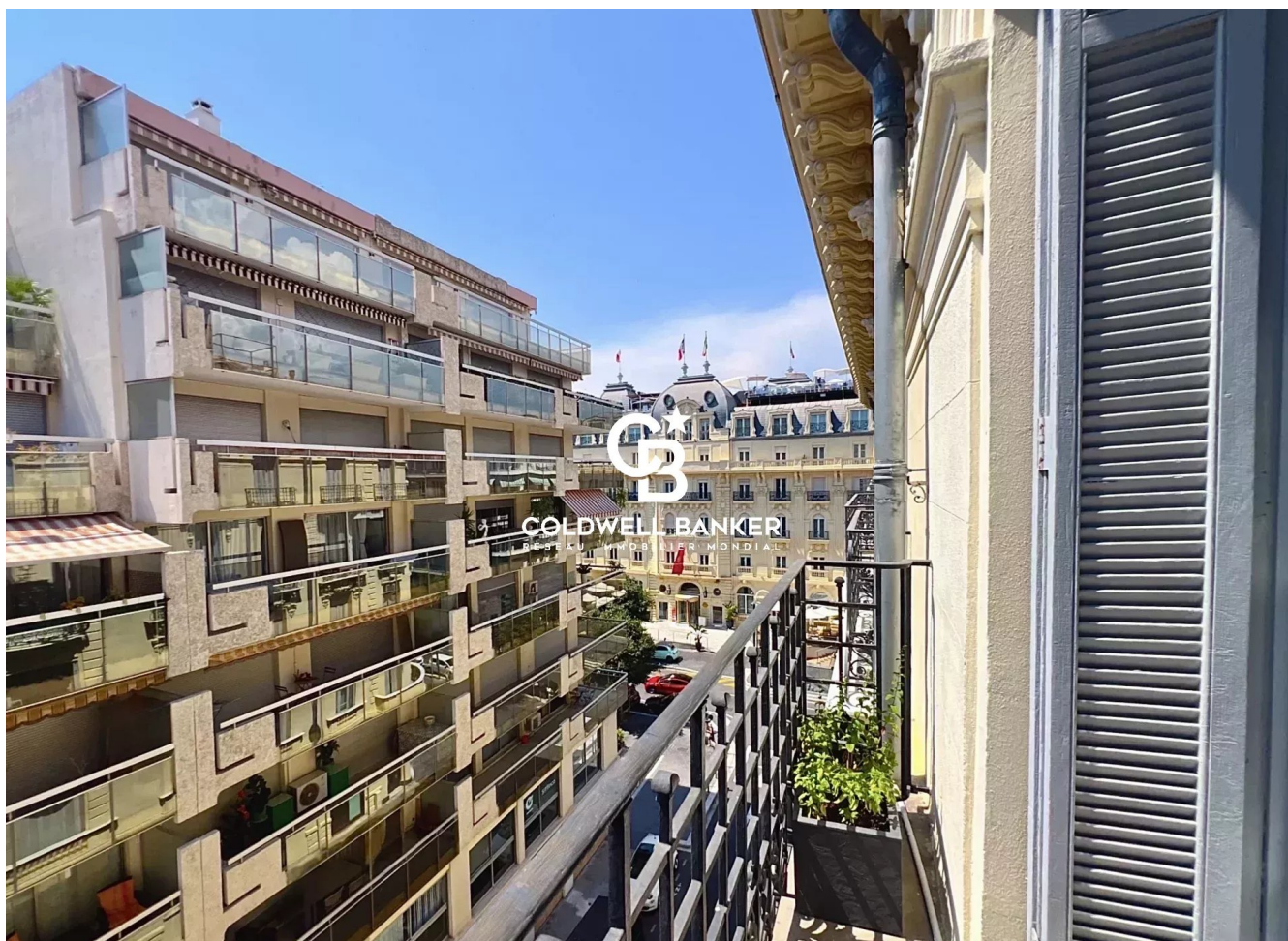


Appartement Nice 58 m²



PRIX DE VENTE : 630 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

NICE CITY CENTER / CARRÉ D'OR: Ideally located in a quiet setting, this lovely East-West 2-bedroom apartment sits on the 4th floor of a beautiful listed bourgeois building in the heart of the Carré d'Or.

Redesigned in 2023 with quality materials and a contemporary feel, the apartment offers 58.22 sqm (Carrez law), high ceilings of 3.02 m, and bright, comfortable living spaces.

The entrance hall with custom storage opens onto a West-facing living room with a charming balcony, a fully equipped kitchen area, two bedrooms with built-in wardrobes, and a modern bathroom with toilet and laundry space. A basement storage room is also included.

A real gem !

The apartment features elegant finishes, mouldings, Daikin air conditioning in every room, arched windows, hardwood flooring, and plenty of custom-made storage.

Only a short walk from the sea, shops, and all amenities, with public transport close by.

No electrical issues. Energy rating: C and A.

Agency fees included, paid by the seller.

Property tax: €1,355 / year

Monthly building charges: approx. €150

No ongoing legal procedures

Number of residential units: 22

More information on potential risks is available on the Géorisques website: georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	58.0 m ²	Ascenseur :	Oui
Taxe foncière :	€1.00	NB de pièces :	3 rooms	NB de chambres :	2 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

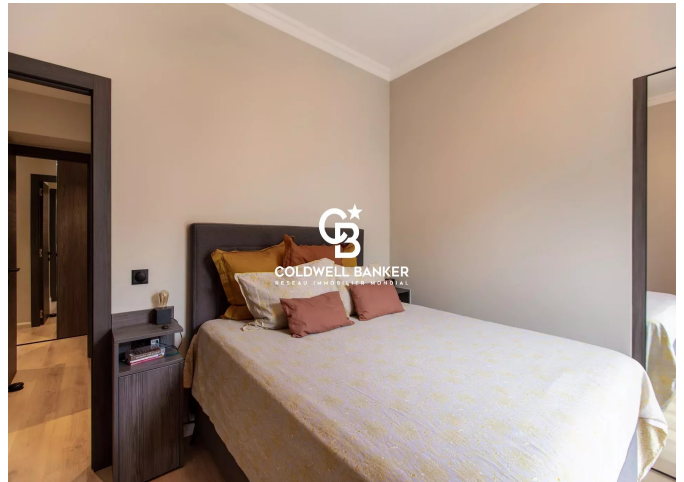
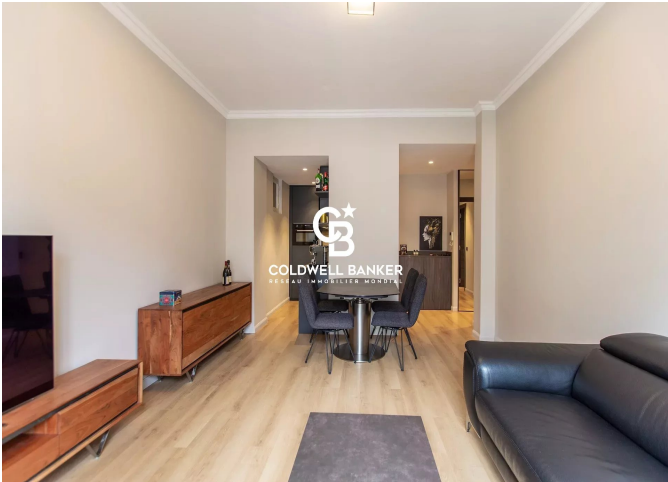
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 134

Indice d'émission de gaz à effet de serre (GES) : A 4



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