Two-bedroom apartment in Carre d'Argent

€490,000

Carre d'Argent · 2 bedrooms · 61 m² in size

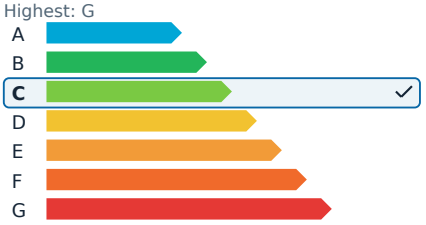


Key details

Surface area	**61 m²**
Bedrooms	**2**
Floor	**5th**
Lift	**Yes**
Terrace	**No**
Cellar	**No**
Air conditioning	**No**
Annual charges	**€872 /yr**

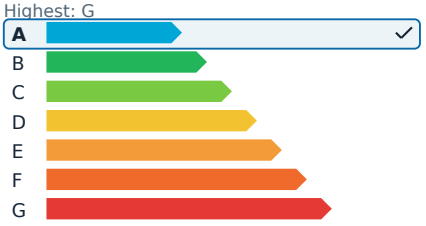
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice, near Place Durandy, lies a distinctive three-room apartment on the top floor of a historic building from 1886. This 61 m² apartment, with a usable surface of 83.4 m², has been meticulously renovated to blend the charm of its original features with modern elegance. The apartment's unique character is highlighted by exposed stone, ancient beams, and mansard ceilings.

Upon entering, you are greeted by a spacious and intimate living area seamlessly connected to an open-plan, fully equipped kitchen. This space is perfect for social gatherings, enhanced by the use of traditional materials that add depth and authenticity. The apartment comprises two bedrooms, a bathroom, and a separate toilet. Situated under the roof, it offers a cozy and tranquil atmosphere, with natural light accentuating the architectural details.

The location is prime, with Place Durandy offering a central and highly sought-after setting. Close to shops, restaurants, and iconic Nice landmarks, it provides convenient access to the tramway, facilitating easy travel across the city. The sea and the famous Promenade des Anglais are also just a short distance away, making it an ideal spot to enjoy the vibrant city life and Mediterranean charm.

The apartment features individual heating powered by a heat pump, combining comfort with energy efficiency. It is a unique space where historical elements meet contemporary renovation, perfect for a primary residence, a pied-à-terre, or a valuable investment in the heart of Nice.

The property is part of a co-ownership comprising 17 lots and is free from any ongoing legal proceedings. The monthly management cost is €72.67, and the agency fees are covered by the seller.

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