Two-bedroom apartment in Carre d'Argent

€270,000

Carre d'Argent · 2 bedrooms · 62.36 m² in size

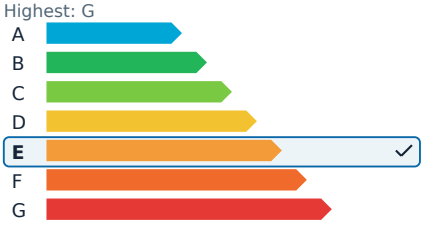


Key details

Surface area	**62.36 m²**
Bedrooms	**2**
Floor	**4th**
Lift	**No**
Terrace	**No**
Cellar	**Yes**

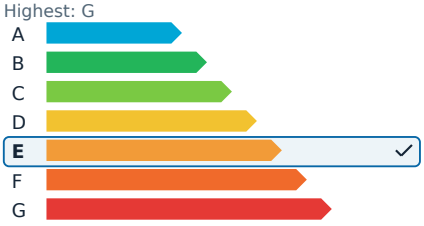
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

This three-room apartment, located in the heart of Nice, offers 62 square meters of living space on the fourth floor of a five-story building. The area is highly sought after for its urban environment, with immediate access to shops, amenities, public transport, and the tramway. The apartment showcases the charm of older architecture, with functional distribution and beautiful volumes that are ready to be enhanced.

The property features an East-West orientation, providing natural light throughout the day and a pleasant sense of openness. This dual exposure is a significant advantage, contributing to the apartment's bright and airy atmosphere. Inside, the living area stands out with its parquet flooring and fireplace, offering a warm and authentic ambiance reminiscent of classic Nice apartments. With some refreshing and modern updates, this space can be transformed into an elegant and personalized living area.

The kitchen is independent, providing a clear separation from the living space, which may appeal to those who prefer a distinct culinary area. Depending on technical feasibility, there is potential to redesign this space into a more contemporary setting.

The sleeping area includes two bedrooms, offering flexibility for various layouts. The first bedroom can be designed as a main, elegant retreat, while the second can serve as a child's room, guest room, or home office. This two-bedroom configuration is ideal for couples, small families, or investors looking to make a mark in the rental market. A bathroom and separate toilet add practicality and convenience to daily living.

A cellar is also included, providing additional storage space. The apartment requires some updates, allowing the new owner to reimagine the space to their taste and style, enhancing its inherent character and potential.

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