2 rooms in Carre d'Argent

€399,000

Carre d'Argent · 2 rooms · 40 m² in size



Key details

Surface area	**40 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,884 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

Palais Graziella offers an exceptional living experience in a beautifully restored early 20th-century palace. This two-room apartment, meticulously redesigned by an architect, is located on the third floor and accessible via an elevator. The renovation showcases high-quality materials and superior finishes, creating a refined and timeless ambiance with no wasted space.

Upon entering, the living area impresses with its abundant natural light and seamless blend of historical charm and modern design. The living room and open kitchen feature a beautifully restored period parquet floor and open onto a balcony with a clear view of greenery and the city, offering a peaceful retreat.

The bathroom rivals the finest suites, featuring luxurious amenities such as an Italian shower, bathtub, suspended toilet, double sinks, and backlit mirrors, combining functionality with elegance. The bedroom, designed with a hotel suite in mind, includes a spacious custom-made dressing area that maximizes space and enhances the sense of comfort.

Additional features include full ducted air conditioning, collective gas heating, an elevator, and shared parking within the residence. This rare property combines the charm of the past with contemporary high-end features, ideal for those seeking exclusivity and sophistication.

Located just steps from shops, public transport, beaches, and all the conveniences of the city center, this apartment meets the most sought-after criteria for a prestigious primary or secondary residence in Nice. Its central address, high floor, tranquil outdoor space, and quality renovation make it a standout property on the market.

The property is part of a co-ownership with XX main lots. Annual common charges are €1,884. There are no ongoing legal proceedings. Agency fees are the responsibility of the seller.

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