Three-bedroom apartment in Carre d'Argent

€750,000

Carre d'Argent · 3 bedrooms · 97.42 m² in size



Description

This exceptional duplex apartment is set on the top floor of a well-maintained building on rue Gioffredo in Nice. With a Carrez law surface area of 97 m² and a total floor area of 139 m², the apartment offers spacious volumes and a pleasant layout. The first level features an inviting entrance with storage, an independent WC with a washbasin, and a large living area with a kitchen that spans over 56 m². The space is filled with natural light thanks to its south and east double exposure and numerous French doors, which open onto a corner balcony of over 14 m². From here, you can enjoy stunning views of the Church of the Voeu and the Castle Hill.

An interior staircase leads to the sleeping area, which comprises two spacious bedrooms, each with its own shower room, a third smaller bedroom, and an additional independent WC. The location is highly convenient, just steps away from the tramway, the Coulée Verte, and all the neighborhood shops, making it a rare find in this sought-after area. Additionally, the property includes an 8 m² cellar.

The property is part of a co-ownership consisting of 21 lots, all residential, with no ongoing legal proceedings. The annual charges amount to 1,712 euros.

Key details

Surface area	**97.42 m²**
Bedrooms	**3**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Air conditioning	**Yes**
Annual charges	**€1,712 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

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