3 rooms in Carre d'Argent

€499,200

Carre d'Argent · 3 rooms · 68 m² in size



Key details

Surface area	**68 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€2,692 /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

Description

In the charming Carabacel-Penchienatti neighborhood of Nice, this elegant three-room apartment is situated on a quiet one-way street, just steps from the lush Coulée Verte, local shops, and convenient tramway access. Housed on the second floor of a distinguished 1920s bourgeois building with an elevator, the apartment spans 68.2 square meters according to the Carrez law.

The property features a bright, cross-ventilated layout enhanced by more than three meters of ceiling height, creating a spacious and airy atmosphere. The living area is designed for comfort and includes a living room, dining space, and a fully equipped kitchen. Two tranquil bedrooms overlook the courtyard, providing a peaceful retreat. The modern bathroom is fitted with a double sink vanity, and there is a separate suspended toilet for added convenience. The apartment also boasts two balconies and ample optimized storage throughout.

Quality finishes include a comprehensive renovation completed less than five years ago, double-glazed windows, parquet flooring, and custom-made closets. The property is move-in ready, requiring no additional work. Additional amenities include a basement storage room accessible from the courtyard.

This turnkey property is perfect as a primary residence or a sound investment in a highly sought-after area.

Energy efficiency rating: C/A.

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