# 3 rooms in Carre d'Argent

**€430,000**

Carre d'Argent · 3 rooms · 88 m² in size




## Key details

| | |
|---|---|
| Surface area | **88 m²** |
| Rooms | **3** |
| Floor | **1st** |
| Lift | **Yes** |
| Cellar | **Yes** |
| Annual charges | **€2,144 /yr** |

**DPE (Energy)** **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

**GES (Emissions)** **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

## Description

In the heart of Nice's prestigious bourgeois center, this exceptional apartment offers a unique opportunity for those seeking a property with immense potential. Positioned at the corner of rue Gioffredo and rue Defly, this residence is just steps away from the Coulée Verte, Place Garibaldi, and the tramway, offering unrivaled access to the city's amenities. The apartment spans 88 square meters of Carrez living space and is currently arranged as a two-bedroom with a double living room. However, it can be easily reconfigured into a three-bedroom layout to suit your needs.

Housed in a beautifully maintained building dating back to 1869, the apartment boasts high ceilings over 3.30 meters and large double-glazed windows that flood the space with natural light. The semi-pedestrian environment ensures tranquility amidst the vibrant city center. Inside, you'll find original solid parquet floors, period tiling, and moldings, adding character and charm. The property includes an entrance corridor with built-in cupboards, two spacious bedrooms, a bathroom, a double living room, a separate kitchen, and a large separate toilet. The apartment also comes with a sizable 16-square-meter cellar and access to a secure bicycle room.

The building is part of a co-ownership consisting of 16 lots. The annual charges amount to 2,144 EUR, and the agency fees are included in the seller's charge.

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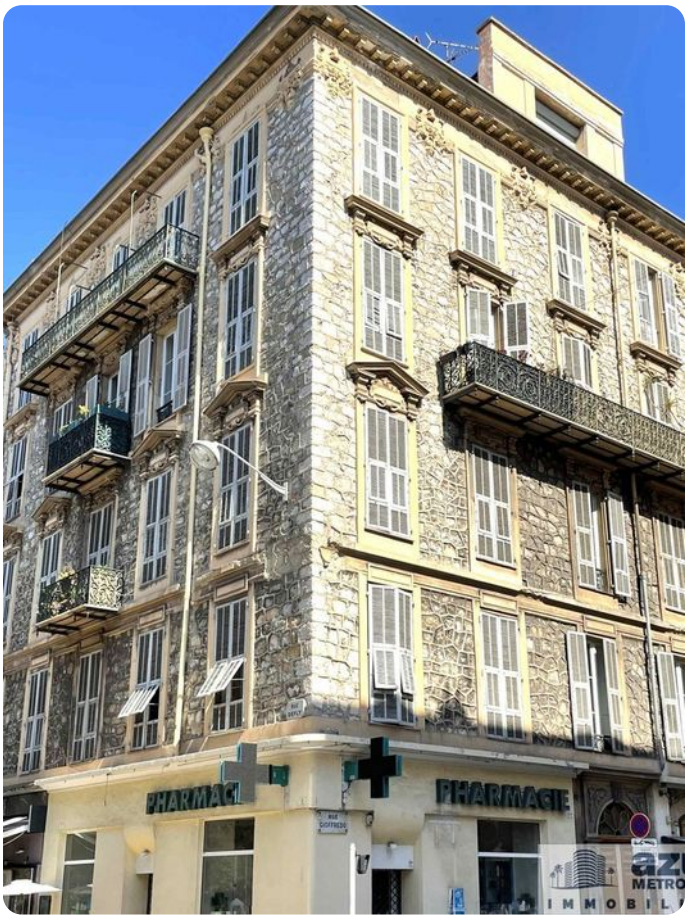




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