3 rooms in Carre d'Argent

€895,000

Carre d'Argent · 3 rooms · 87 m² in size



Key details

Surface area	**87 m²**
Rooms	**3**
Floor	**6th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€2,400 /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 the Musicians' Quarter, near the prestigious Carré d'Or in Nice, this elegant top-floor apartment offers a rare opportunity. Situated on the 6th floor of the Palais du Rhin on Boulevard Victor-Hugo, the apartment spans approximately 87 square meters and is accessible via an elevator. The space is filled with natural light, thanks to its southern exposure in the living area, which opens onto a pleasant terrace with unobstructed views over the rooftops of Nice.

The apartment features a spacious living area of about 42 square meters with an open kitchen and direct access to the terrace. It includes two large bedrooms measuring 18 and 16 square meters, a bathroom, and a separate toilet. Although it requires complete renovation, the property boasts generous volumes and significant potential for customization, making it possible to create a personalized and elegant interior in one of Nice's most sought-after locations. Additional features include air conditioning, double glazing, and a cellar.

This top-floor, dual-aspect apartment with a south-facing terrace and nearly 87 square meters of space in the center of Nice is a rare find.

The annual management charges amount to 2,400 euros. The energy efficiency rating is E, with greenhouse gas emissions rated at D. The agency fees are borne by the seller. The property is part of a co-ownership with 25 lots.

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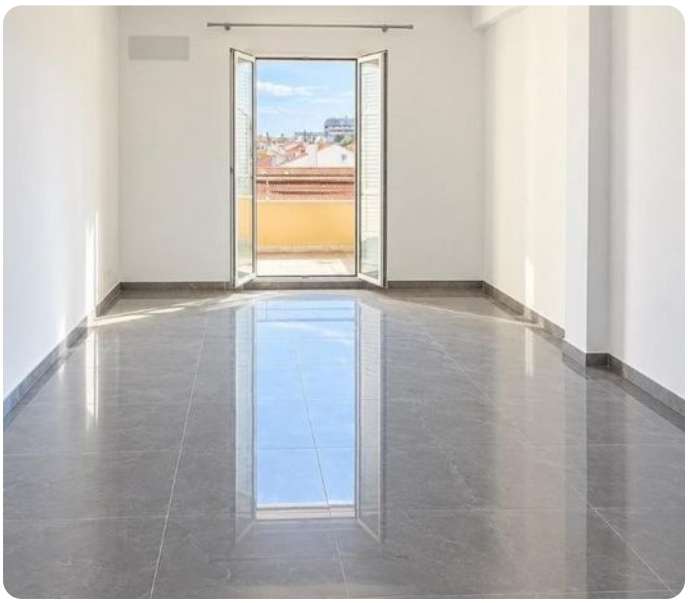



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