3 rooms in Carre d'Argent

€749,000

Carre d'Argent · 3 rooms · 108 m² in size



Key details

Surface area	**108 m²**
Rooms	**3**
Floor	**3rd**
Lift	**Yes**
Annual charges	**€2,676 /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 highly sought-after Carabacel area of Nice, this apartment offers a prime location close to the city center, shops, public transport, and all essential amenities. Situated on a high floor of a classic bourgeois building, this three-room apartment stands out with its generous spaces and impressive ceiling height of over three meters, providing excellent potential for renovation and design.

The apartment currently consists of several areas that can be completely reimagined through a full renovation. Its cross-through layout ensures abundant natural light and a pleasant sense of openness. Two balconies extend the living space, offering outdoor access from both sides of the apartment. This property, in need of complete renovation, presents the opportunity to create a custom interior while preserving and enhancing its spaciousness and character.

Additional features include an attic space, offering extra potential, and a cellar. This property is rich in potential, located in one of Nice's central and desirable neighborhoods.

Annual co-ownership charges amount to €2,676, with the property comprising 35 lots. The apartment has an energy consumption rating of 168 kWhep/m² per year and a greenhouse gas emission rating of 33 kgeqCO2/m² per year. Estimated annual energy costs range from €1,770 to €2,410. The agency fees will be fully covered by the seller. There are no ongoing legal proceedings.

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