3 rooms in Carre d'Argent

€899,000

Carre d'Argent · 3 rooms · 89 m² in size

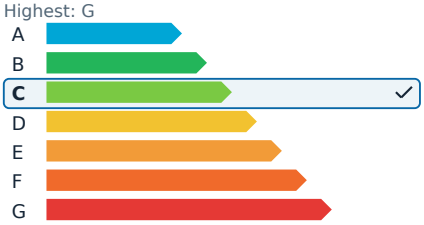


Key details

Surface area	**89 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**
Annual charges	**€3,744 /yr**

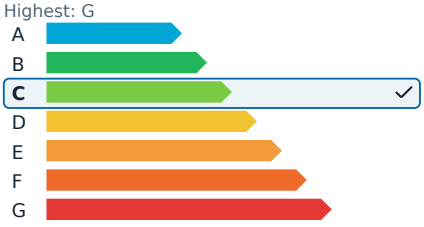
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the vibrant heart of downtown Nice, this apartment on Boulevard Dubouchage offers an enviable location close to Place Masséna, the Nice Étoile shopping center, and the inviting beaches of the Mediterranean. With its proximity to the tram, the apartment provides easy access to all the city has to offer.

This elegant 89 m² apartment is set within a secure luxury building featuring a concierge service and a charming tree-lined garden. Positioned on a high floor, the residence enjoys abundant natural light, particularly in the south-facing living room, terrace, and one of the bedrooms. The apartment's layout is both practical and appealing, with generous volumes and high ceilings accentuated by original Hungarian point parquet flooring, adding a timeless elegance to the space.

The living room opens onto a spacious south-facing terrace, offering a delightful outdoor living area, a rare find in the city center. The independent kitchen includes a balcony, enhancing daily convenience. The apartment's two large bedrooms are situated in a quiet part of the building, with one benefiting from a south-facing position. A large bathroom with a bathtub, ample storage, a separate toilet, and a laundry room complete the interior layout.

Quality features of the property include double glazing for excellent insulation, reversible air conditioning, electric shutters and blinds, and the distinctive Hungarian point parquet. The apartment also comes with a cellar, providing additional storage space.

This is a highly desirable property that combines a prestigious address, high-floor positioning, and real outdoor spaces, all within the dynamic setting of Nice's city center, close to the sea.

Annual current charges for this property amount to 3,744 Euros. There are no ongoing legal proceedings, and the agency fees are charged to the seller.

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