3 rooms in Carre d'Argent

€630,000

Carre d'Argent · 3 rooms · 63 m² in size

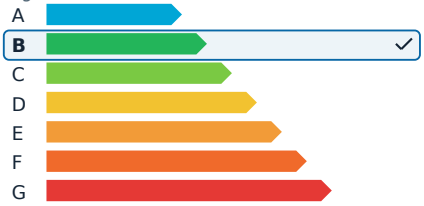


Key details

Surface area	**63 m²**
Rooms	**3**
Floor	**6th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**
Cellar	**Yes**

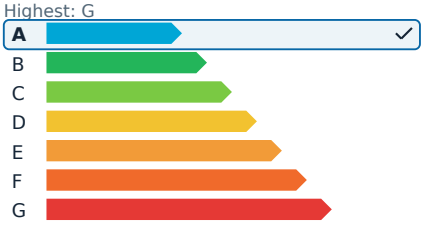
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the vibrant heart of Nice, just steps away from the Coulée Verte, Place Masséna, and the shimmering Mediterranean Sea, this exceptional three-room apartment offers a prime location amidst shops, transport links, and all essential amenities. Spanning 63.78 square meters, the residence is situated on the sixth floor of the prestigious "Le Donatello" building, which features 24-hour security and a dedicated concierge, providing a secure and comfortable living environment.

The apartment boasts a welcoming entrance, a bright living room, a well-equipped kitchen, two bedrooms, a bathroom, a shower room, and separate toilets. The living space extends onto a stunning south-facing terrace of 12.28 square meters, perfect for soaking up the sun and enjoying the pleasant Nice climate year-round. Additionally, a 4.85 square meter north-facing balcony enhances the property with refreshing cross-ventilation.

High-quality features include reversible air conditioning, double glazing, and an impressive energy efficiency rating of B. This rare find in the sought-after city center is ideal as a primary residence, a luxurious pied-à-terre, or a valuable investment in one of Nice's most desirable neighborhoods.

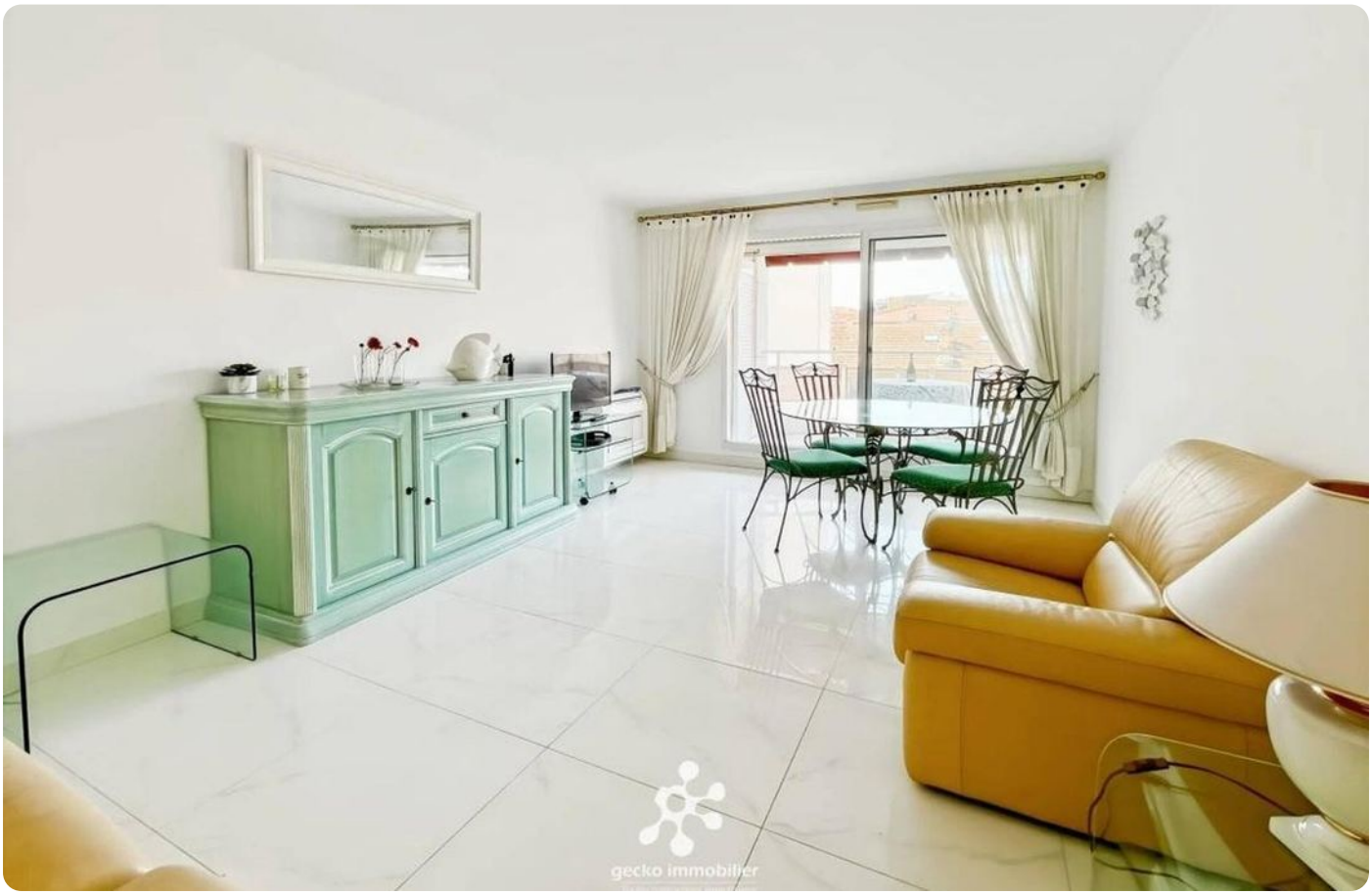
Annual charges amount to €4,200, covering cold water, elevator maintenance, common area upkeep, and 24-hour security services. Agency fees are the responsibility of the buyer.

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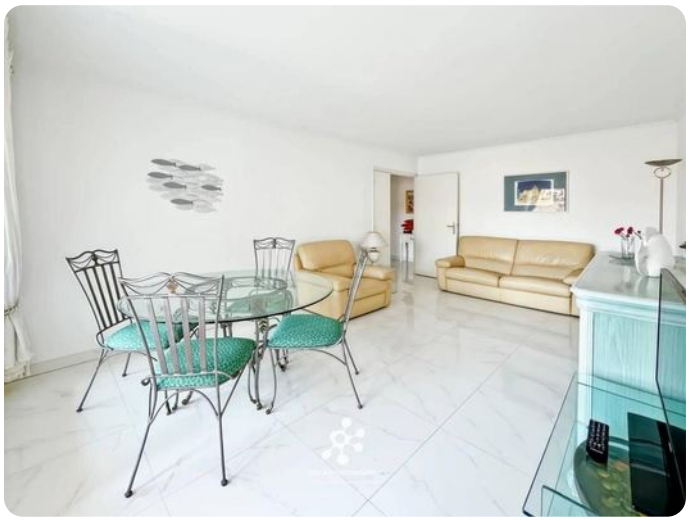


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