3 rooms in Carre d'Argent

€630,000

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

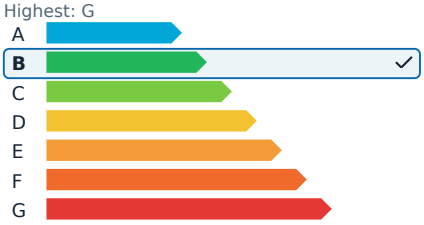


Key details

Surface area	**63 m²**
Rooms	**3**
Floor	**6th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€4,560 /yr**

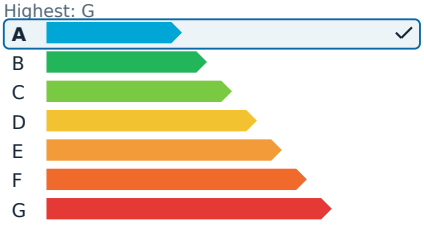
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the vibrant heart of Nice, just steps away from the lush Coulée Verte, the bustling Place Masséna, and the inviting Mediterranean Sea, this remarkable three-room apartment offers an enviable lifestyle. Spanning 63.78 square meters, the residence is conveniently located amidst a variety of shops, transport links, and essential amenities.

Perched on the sixth floor of the prestigious "Le Donatello" residence, the apartment is accessible via an elevator and benefits from 24-hour security and a concierge. Inside, the space is both comfortable and filled with natural light, featuring an entrance hall, a pleasant living room, a kitchen, two bedrooms, a bathroom, a shower room, and a separate toilet. A cellar is included for additional storage. There is also the option to purchase a garage for an additional 69,000 euros.

The living area extends onto a stunning south-facing terrace of 12.28 square meters, perfect for enjoying Nice's sunny climate year-round. Additionally, a north-facing balcony of 4.85 square meters provides excellent cross-ventilation throughout the apartment.

This property is equipped with high-quality features, including reversible air conditioning, double glazing, and an impressive energy efficiency rating of DPE B. Whether as a primary residence, a luxurious pied-à-terre, or a valuable investment, this rare find in one of Nice's most sought-after central neighborhoods is a perfect choice.

Annual charges for the property amount to 4,560 euros, covering cold water, elevator maintenance, upkeep of communal areas, and 24-hour security. The agency fees are the responsibility of the buyer.

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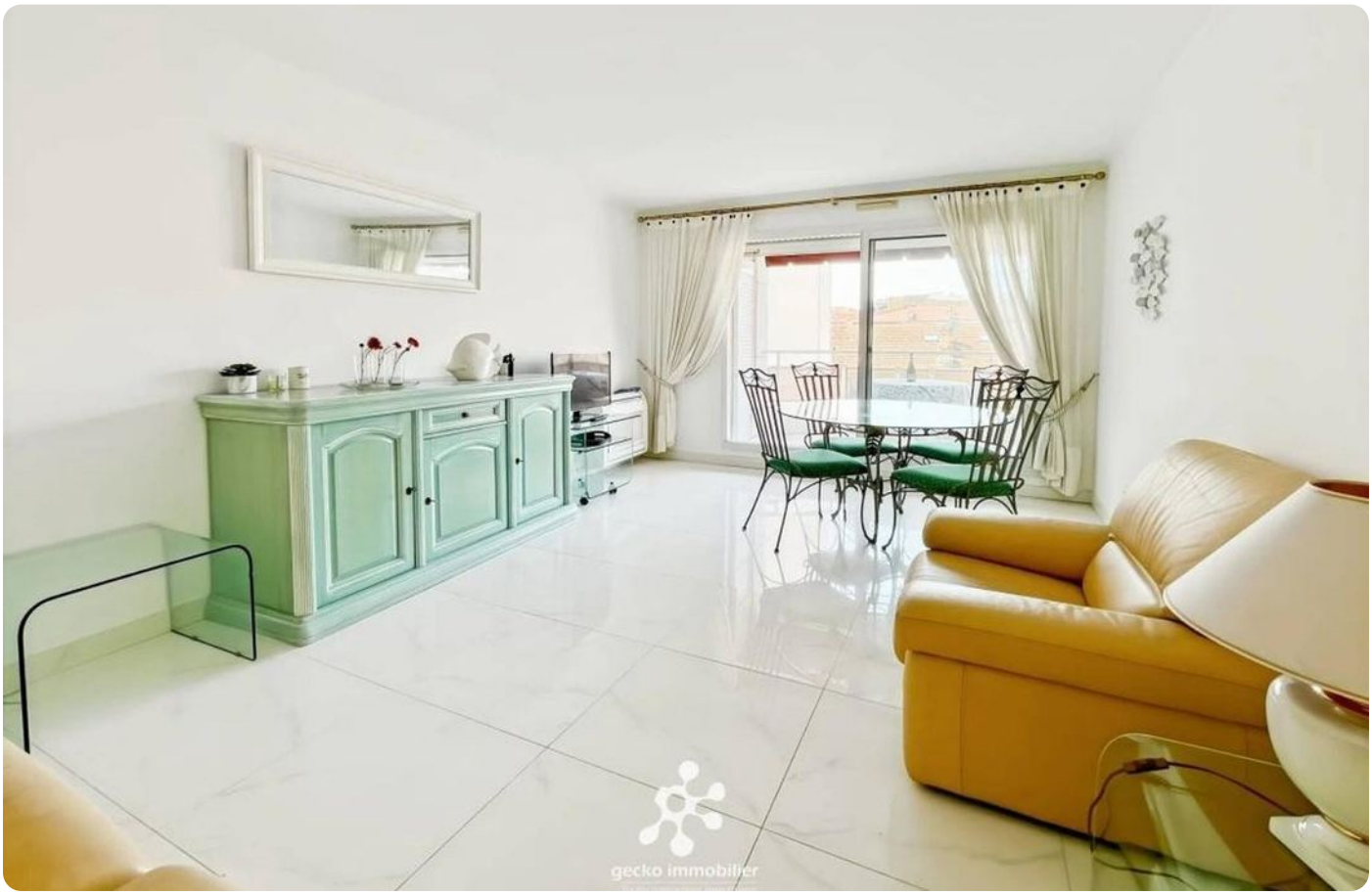

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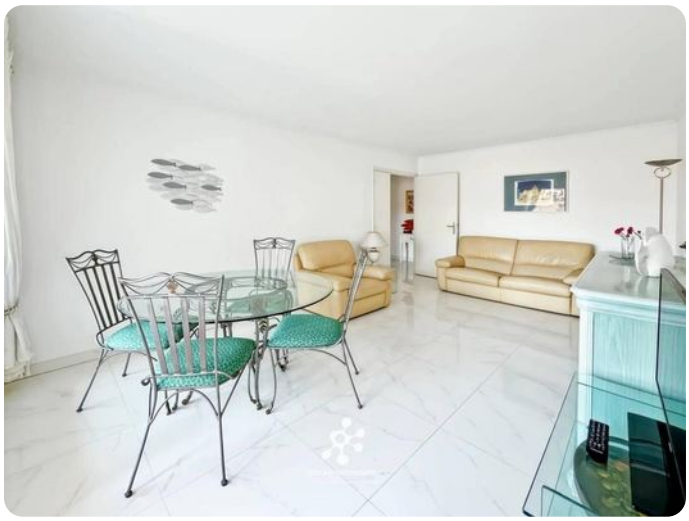









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