# 3 rooms in Carre d'Argent

**€459,000**

Carre d'Argent · 3 rooms · 51 m² in size

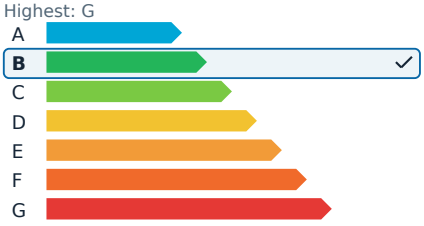


## Key details

| | |
|---|---|
| Surface area | **51 m²** |
| Rooms | **3** |
| Floor | **4th** |
| Balcony | **Yes** |
| Annual charges | **€720 /yr** |

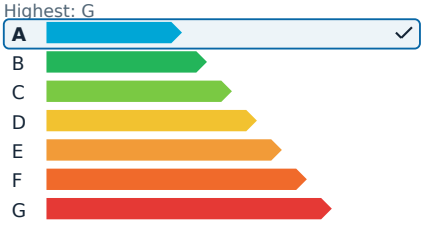
**DPE (Energy)** **B**

Lowest: A
Highest: G




**GES (Emissions)** **A**

Lowest: A
Highest: G




## Description

Just steps away from Place Garibaldi, the MAMAC of Nice, and the future Police Hotel, this stunning two-bedroom apartment is situated on the fourth and penultimate floor of a completely renovated Niçois building. The apartment itself has been fully renovated and comes furnished, offering a blend of elegance and modern comfort. It features air conditioning, parquet flooring, double glazing, harmonious volumes, and meticulous finishes.

The bright living room provides a warm and refined living space, while the custom-designed, fully equipped kitchen combines style and functionality. The sleeping area includes two comfortable bedrooms. One of the bedrooms features a period fireplace, adding charm and authenticity, while the second bedroom benefits from a street-side balcony. A contemporary shower room and a separate WC complete this property.

With immediate access to the tramway, shops, restaurants, and all amenities, this rare property is ideal as a primary residence, a secondary home, or a high-quality rental investment. It is a premium address in a sought-after and rapidly appreciating area.

The property is part of a co-ownership with XX main lots. Annual common charges are 720 €. There are no ongoing legal proceedings. Agency fees are the responsibility of the seller.

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