3 rooms in Carre d'Argent

€469,000

Carre d'Argent · 3 rooms · 78 m² in size



Key details

Surface area	**78 m²**
Rooms	**3**
Floor	**4th**
Balcony	**Yes**

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

This charming 3-room apartment, located on the fourth and top floor of a characterful building constructed in 1920, spans 79 square meters and exudes the allure of historic architecture. While the building does not feature an elevator, the apartment's dual South-East/North-West exposure ensures it is bathed in pleasant light throughout the day.

The layout includes a living room, an independent kitchen, two bedrooms, a bathroom, and separate toilets. Additional storage is provided by a dressing room and a pantry, offering ample options for organization. An approximately 8-square-meter continuous balcony extends the living spaces, providing a delightful outdoor area.

The apartment's period charm is highlighted by uniform parquet flooring throughout and a generous ceiling height of 2.80 meters, enhancing the sense of space. Double-glazed windows contribute to improved thermal and acoustic comfort.

Situated in a pleasant residential area, the apartment is conveniently close to shops, public transport, and main routes leading to the center of Nice. The neighborhood strikes a desirable balance between residential tranquility, community life, and accessibility.

The apartment's 79 square meters, two bedrooms, abundant storage, continuous balcony, and spacious feel make it an excellent opportunity for a primary residence, a pied-à-terre, or a family project in Nice.

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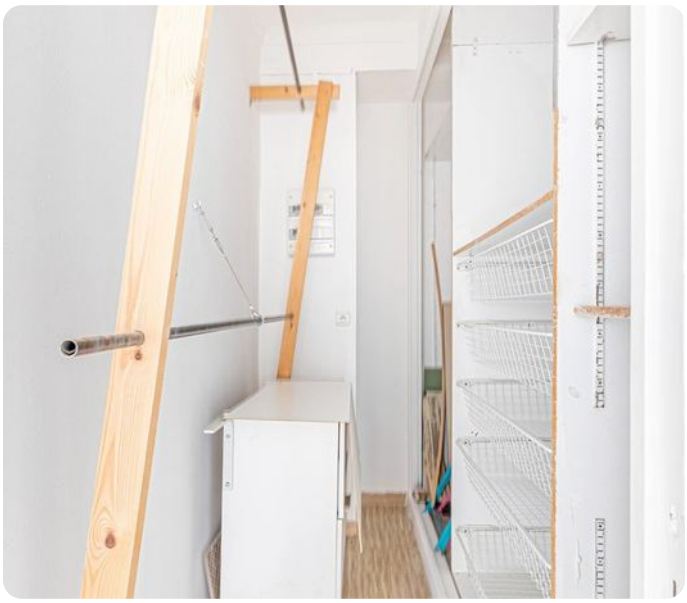











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