3 rooms in Carre d'Argent

€430,000

Carre d'Argent · 3 rooms · 88 m² in size



Key details

Surface area	**88 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Cellar	**Yes**
Annual charges	**€2,500 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

Description

This charming bourgeois apartment offers a unique opportunity in the heart of Nice on rue Gioffredo. Just steps away from the lush Coulée Verte and the vibrant Place Garibaldi, and with easy access to the tramway, the location is both convenient and picturesque. Set in a beautifully maintained building dating back to 1869, recent renovations have enhanced its classic appeal, including the addition of an elevator. The apartment boasts an impressive 88 m² of Carrez living space and is currently arranged as a two-bedroom with a double living room, but it can be easily reconfigured into a four-room layout.

The interior is bathed in natural light, thanks to its high, double-glazed windows facing south. The entrance and corridor, lined with ample built-in cupboards, lead to two spacious bedrooms, a bathroom, a double living room, a large separate kitchen, and a generous separate toilet. The apartment features beautiful high ceilings of 3.30 meters, original solid parquet floors in excellent condition, and period tiles and moldings that add character and charm. Additionally, the property includes a large 16 m² cellar in the basement and a secure room for bicycles within the building.

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