3 rooms in Carre d'Argent

€295,000

Carre d'Argent · 3 rooms · 38 m² in size



Key details

Surface area	**38 m²**
Rooms	**3**
Floor	**3rd**
Annual charges	**€900 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

This charming duplex apartment is situated on the third and top floor of a 1930s building in Nice, offering a unique living experience in the heart of the city. Just steps away from the Lycée Masséna, the tramway, and a variety of shops and amenities, the location is perfect for those seeking convenience and accessibility. The apartment spans 38 m² according to the Carrez law and 46 m² in total, with impressive volumes highlighted by a ceiling height reaching over 6.50 meters at its peak, creating a rare sense of space in the bustling city center.

Inside, the apartment features a bright and inviting living area with an open kitchen, a bathroom, and a bedroom on the first level. A second bedroom is cleverly arranged on a mezzanine, adding to the apartment's unique charm. Quality features such as air conditioning, double glazing, and minimal overlooking enhance the comfort and privacy of this exceptional property. The apartment beautifully blends the character of its historic setting with a warm, contemporary ambiance, making it an ideal choice for a primary residence, a pied-à-terre, or a valuable investment in the heart of Nice.

The property is part of a co-ownership consisting of 22 lots, 11 of which are residential. There are no ongoing legal proceedings. The annual charges amount to 900 euros.

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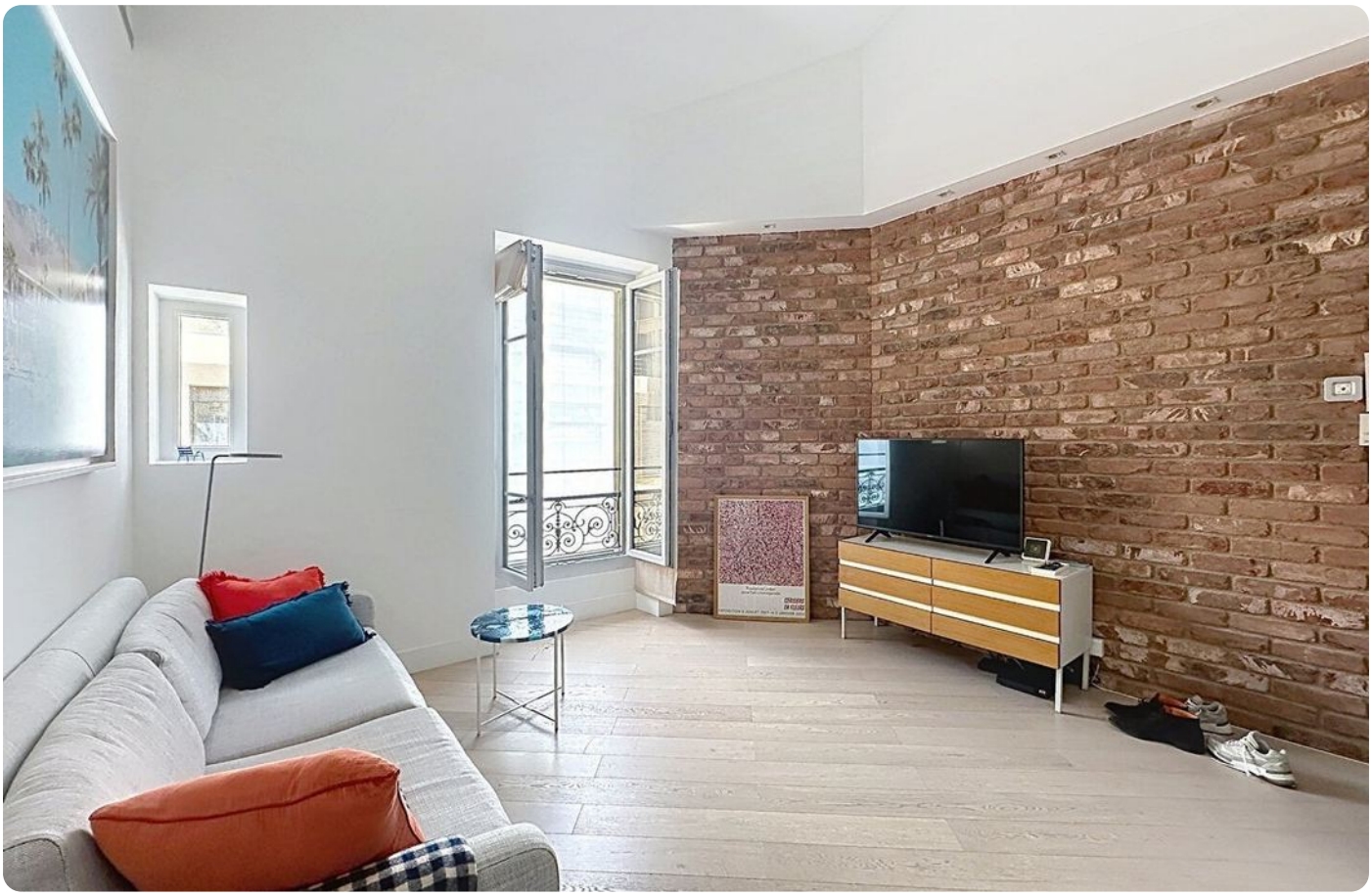



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