3 rooms in Carre d'Argent

€630,000

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

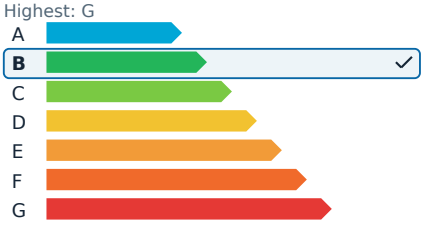


Key details

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

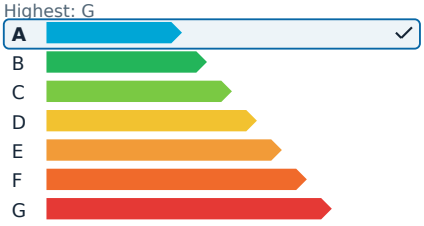
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This delightful 3-room apartment is situated in the heart of Nice, just a short walk from the Coulée Verte, Place Masséna, and the sea. With a spacious area of 63.78 m², it is located in the prestigious "Le Donatello" residence on the 6th floor, which features an elevator and 24-hour security. The apartment offers a comfortable and bright living environment, with convenient access to shops, public transport, and all necessary amenities.

The interior includes an entrance hall, a pleasant living room, a kitchen, two bedrooms, a bathroom, a shower room, and separate toilets. A cellar is also included. There is an option to purchase a garage for an additional 69,000 €. The living space opens onto a beautiful south-facing terrace of 12.28 m², perfect for enjoying the Nice climate year-round. A north-facing balcony of 4.85 m² provides excellent cross ventilation.

The apartment is equipped with high-quality features such as reversible air conditioning and double glazing. It boasts excellent energy efficiency with a DPE rating of B. This property is ideal as a primary residence, a luxurious pied-à-terre, or a valuable investment in one of the most sought-after areas of central Nice.

The apartment is part of a co-ownership with annual charges of 4,560 €, which cover cold water, elevator maintenance, communal area upkeep, and 24-hour security. Agency fees are borne by the buyer.

3 rooms in Carre d'Argent

€630,000

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



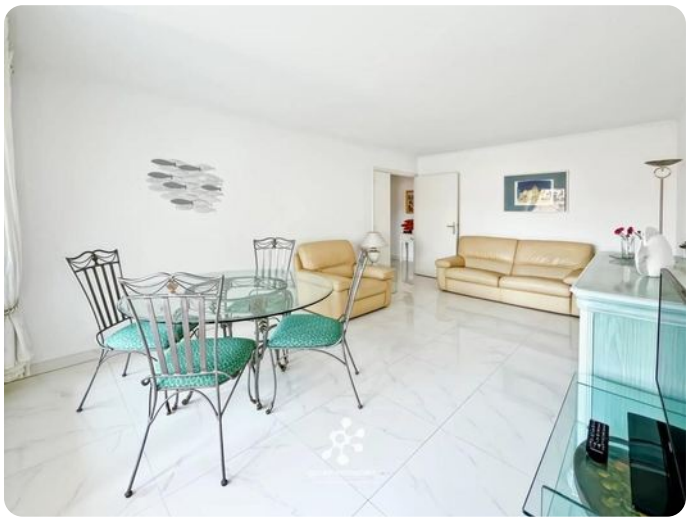


3 rooms in Carre d'Argent

€630,000

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













3 rooms in Carre d'Argent

€630,000

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









