3 rooms in Carre d'Argent

€920,000

Carre d'Argent · 3 rooms · 90 m² in size

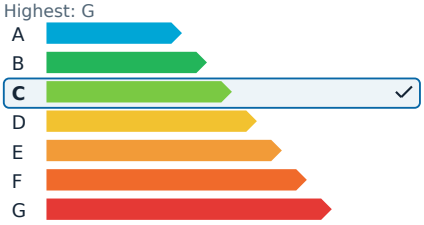


Key details

Surface area	**90 m²**
Rooms	**3**
Floor	**4th**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€1,365 /yr**

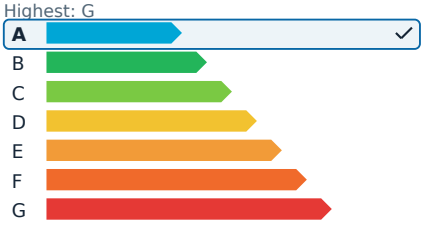
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This exceptional apartment, meticulously renovated by the architect known for designing the Eze chapel, is situated in the vibrant city of Nice on rue Gioffredo. The T3 apartment benefits from its central location, offering convenient access to essential amenities such as schools, a high school, a college, and a nursery. The area is well-served by public transport, particularly bus lines, facilitating easy travel throughout the city. The apartment's sunny exposure ensures an abundance of natural light, enhancing the living experience.

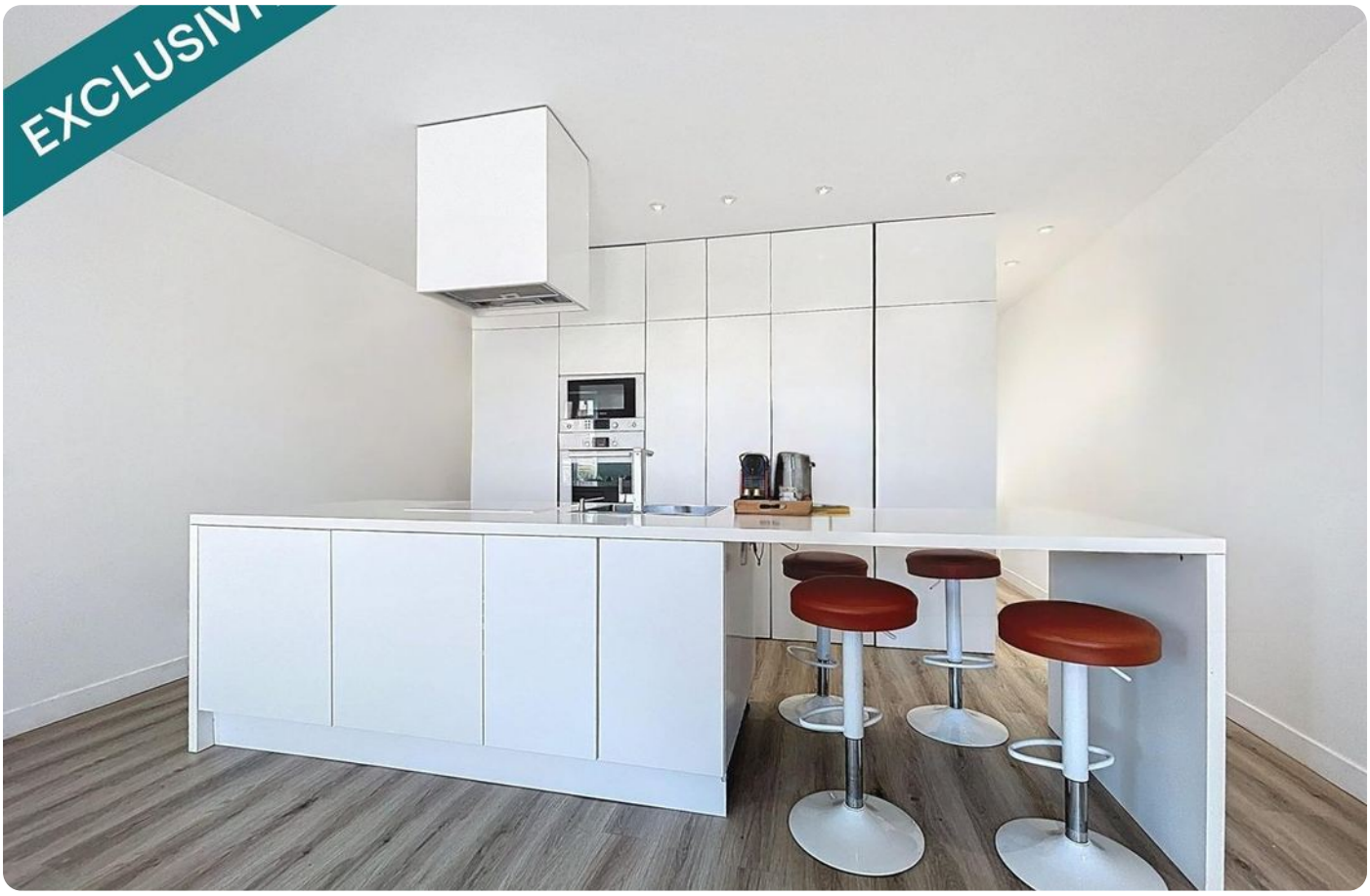
The property features a private balcony, perfect for relaxation, and a cellar for additional storage. Inside, the apartment boasts a generous ceiling height of nearly 3 meters, creating an open and modern atmosphere. Spanning 85 m², the interior includes a spacious 45 m² living room, a master suite of 16 m², a second bedroom, and an additional shower room, all designed for maximum comfort. Modern amenities such as air conditioning, intercom security, and a digital code entry system enhance the convenience and safety of the home. High-speed fiber optic internet connectivity is also available, catering to contemporary connectivity needs.

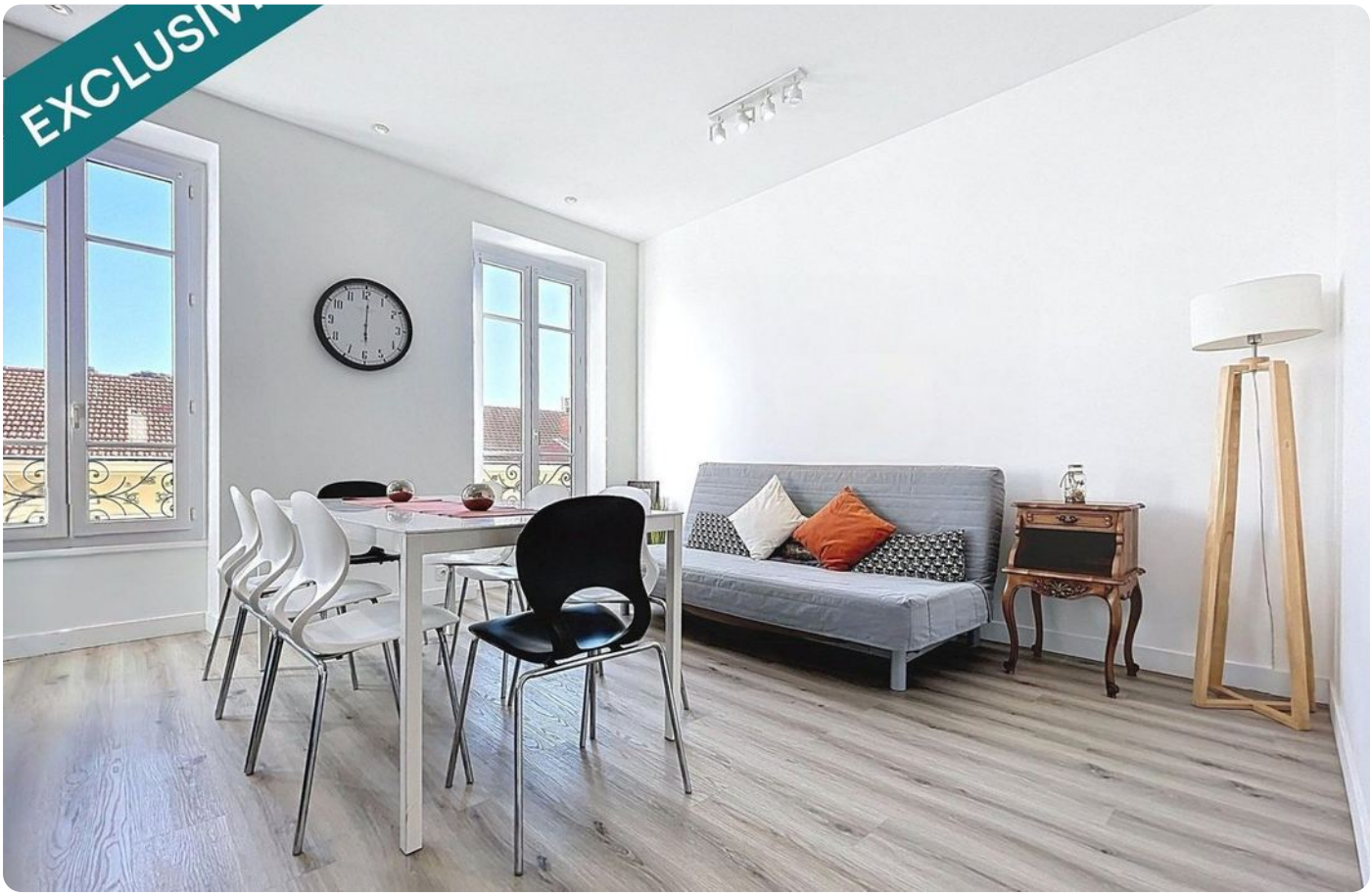
The apartment consists of 2 lots within a co-ownership of 21 lots. The average annual co-ownership charges amount to €1,365, and there are no ongoing legal proceedings related to the property.

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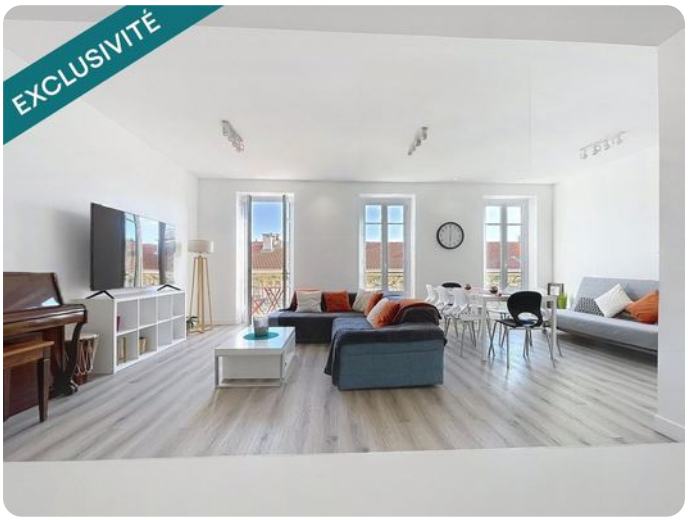




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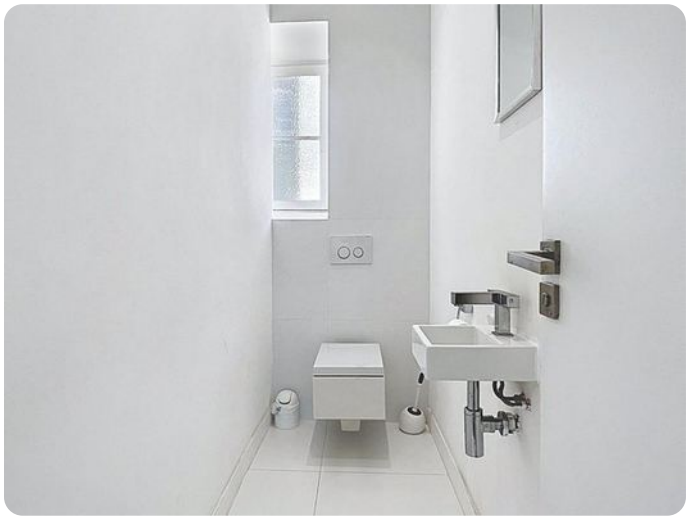












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