3 rooms in Carre d'Argent

€630,000

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

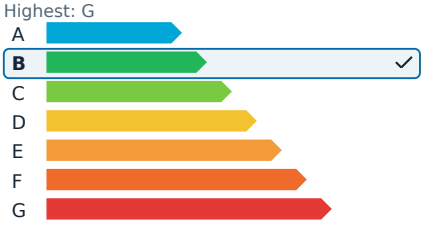


Key details

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

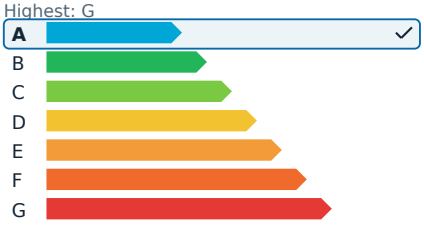
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This superb three-room apartment, measuring 63.78 square meters, is situated in the heart of Nice, just a short walk from the Coulée Verte, Place Masséna, and the sea. The property is perfectly located at the foot of shops, transport links, and all necessary amenities.

Positioned on the 6th floor of the prestigious "Le Donatello" residence, which is secure and has a 24-hour concierge, this apartment provides a comfortable and bright living environment. It includes an entrance hall, a pleasant living room, a kitchen, two bedrooms, a bathroom, a shower room, and separate toilets. A storage cellar is also included. There is the option to purchase a garage for an additional 69,000 euros.

The living area opens onto a stunning south-facing terrace of 12.28 square meters, perfect for enjoying the Nice climate year-round. A north-facing balcony of 4.85 square meters adds to the cross-ventilation and comfort of the home.

The apartment is equipped with high-quality features such as reversible air conditioning, double glazing, and excellent energy performance with a DPE rating of B. This rare property in a highly sought-after area of central Nice is ideal as a primary residence, a high-end pied-à-terre, or a valuable investment.

Annual charges amount to 4,560 euros, covering cold water, elevator maintenance, upkeep of communal areas, and 24-hour security. Agency fees are to be paid by the buyer.

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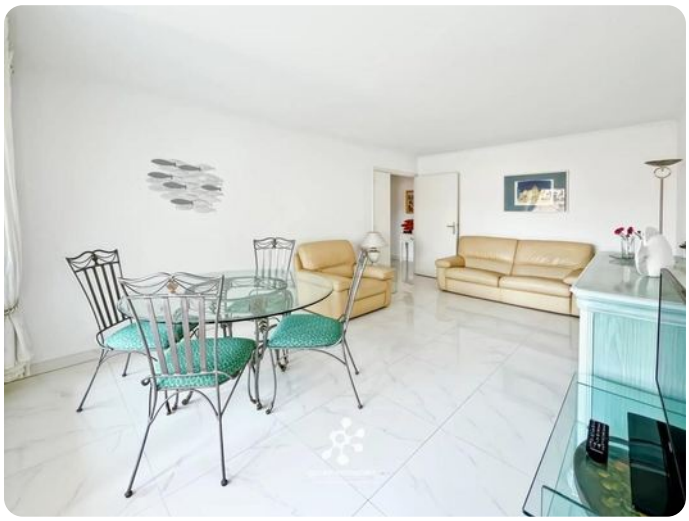









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