3 rooms in Carre d'Argent

€630,000

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

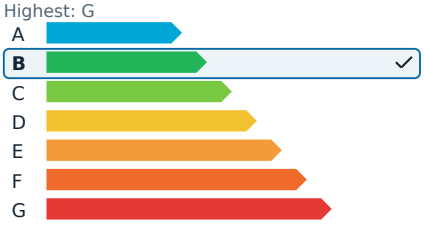


Key details

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

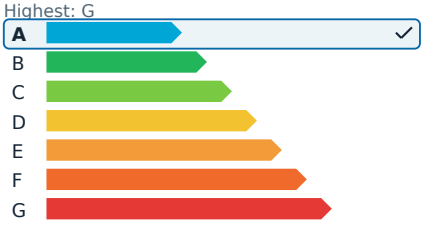
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This superb three-room apartment, measuring 63.78 square meters, is ideally positioned in the heart of Nice, just steps away from the Coulée Verte, Place Masséna, and the sea. The property is conveniently located near shops, public transport, and all essential amenities, making it a prime location for comfortable urban living.

Situated on the sixth floor of the prestigious "Le Donatello" residence, which is secure and offers 24-hour concierge service, the apartment provides a bright and comfortable living environment. The layout includes an entrance hall, a pleasant living room, a kitchen, two bedrooms, a bathroom, a shower room, and separate toilets. Additionally, a cellar is included with the property. There is also an option to purchase a garage for an additional 69,000 euros.

The living space opens onto a stunning 12.28 square meter south-facing terrace, perfect for enjoying the Nice climate year-round. A 4.85 square meter north-facing balcony adds cross ventilation to the apartment. High-quality features include reversible air conditioning, double glazing, and an excellent energy performance rating of DPE B.

This rare opportunity in one of the most sought-after areas of downtown Nice is ideal for a primary residence, a high-end pied-à-terre, or a valuable investment property.

The property is part of a co-ownership. Annual charges amount to 4,560 euros, covering cold water, elevator maintenance, common area upkeep, and 24-hour security. Agency fees are the responsibility of the buyer.

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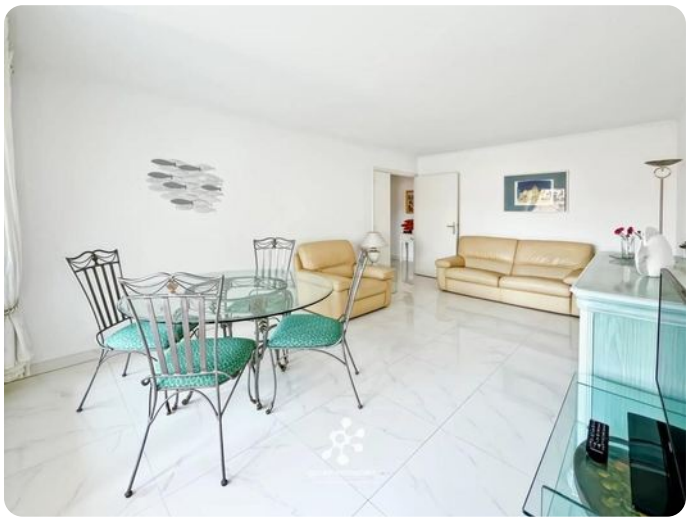


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