3 rooms in Carre d'Argent

€546,000

Carre d'Argent · 3 rooms · 87 m² in size



Key details

Surface area	**87 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Annual charges	**€206 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This three-room apartment, located on Rue Gioffredo in the heart of Nice, presents a unique opportunity for renovation with significant potential. Positioned on the first floor of a traditional Niçois building, the property is distinguished by its spacious layout, high ceilings, and well-preserved original parquet flooring, which adds to its classic charm. The current configuration offers numerous possibilities for redesign, accommodating various projects to suit future occupants' needs.

The apartment features a large double living room, providing a welcoming space for gatherings and a sense of openness. This area can either be maintained as a generous living space or reimagined as part of a broader renovation of the apartment. With its ample size and layout, the apartment can be transformed into a four-room residence, allowing for the creation of an additional bedroom, office, or independent space, depending on your vision. This flexibility is a valuable asset for families and investors looking to optimize the property's layout.

Renovation work is needed to unlock the full potential of this character-filled apartment. These improvements will offer the chance to redesign the spaces, modernize the amenities, and create a custom interior while preserving the historical elements that contribute to its charm.

The central location is a significant advantage, situated in the sought-after urban environment of Rue Gioffredo. The apartment is in close proximity to shops, public transport, restaurants, services, and all the amenities of the city center. This prime position allows for easy access to the vibrant life of Nice and the main districts of the city.

Additionally, the property includes a large cellar, providing valuable extra storage space, which is particularly beneficial in a city-center location. This apartment appeals to those looking for a primary residence to personalize, a pied-à-terre in Nice, or an investment project. Its location, spaciousness, historic charm, and numerous renovation possibilities make it a property with genuine potential after refurbishment.

The buyer is responsible for the agency fees.

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