3 rooms in Carre d'Argent

€295,000

Carre d'Argent · 3 rooms · 38 m² in size



Key details

Surface area	**38 m²**
Rooms	**3**
Floor	**3rd**
Annual charges	**€900 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

- A
- B
- C
- **D** ✓
- E
- F
- G

GES (Emissions) **A**

Lowest: A
Highest: G

- **A** ✓
- B
- C
- D
- E
- F
- G

Description

This unique duplex apartment is perched on the third and top floor of a 1930s building, capturing the charm of Nice with its distinctive character. Its prime location offers immediate access to Lycée Masséna, the tramway, and a variety of shops and amenities, making it a convenient choice for city living. The apartment spans 38 m² under the Carrez Law and 46 m² in total, featuring an impressive ceiling height of over 6.50 meters, creating a spacious and airy atmosphere rarely found in the city center.

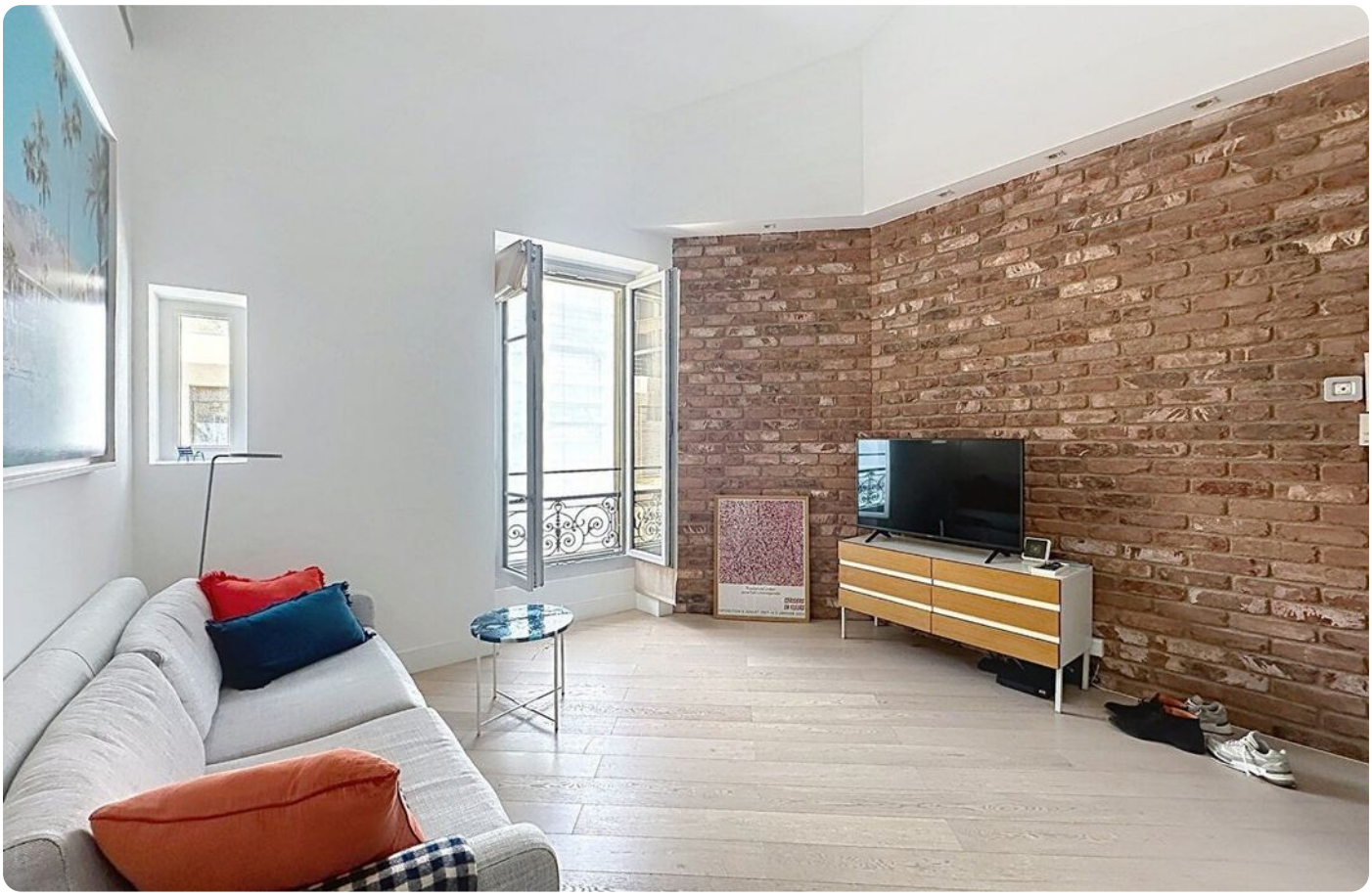
Inside, the apartment boasts a bright living area with an open kitchen, a bathroom, and a bedroom on the first level. A second bedroom is cleverly situated on a mezzanine, adding to the property's unique appeal. Quality features such as air conditioning, double glazing, and minimal overlooking enhance the living experience. The apartment beautifully blends the charm of its historical origins with a warm, contemporary ambiance, making it an ideal choice for a main residence, a pied-à-terre, or a heritage investment in the heart of Nice.

The property is part of a co-ownership comprising 22 lots, including 11 residential units. There are no ongoing legal proceedings. The annual management charges amount to 900 euros.

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