3 rooms in Carre d'Or

€849,000

Carre d'Or · 3 rooms · 97 m² in size

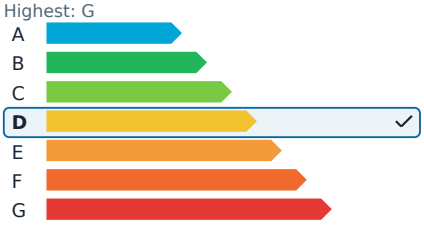


Key details

Surface area	**97 m²**
Rooms	**3**
Floor	**5th**
Lift	**Yes**
Cellar	**Yes**
Annual charges	**€4,596 /yr**

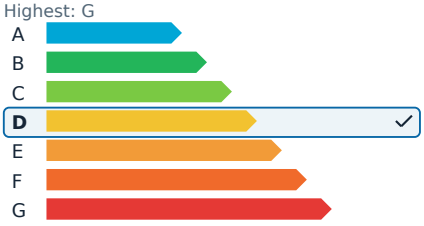
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

This apartment is perfectly positioned on rue François 1er, a serene and sought-after street in the heart of Nice's prestigious Carré d'Or. Just steps away from vibrant places such as Place Magenta and rue de la Liberté, the location combines the vibrancy of the city center with the tranquility of a quieter neighborhood. Housed on the penultimate floor of a graceful Art Deco building, complete with a caretaker and dual elevators, the apartment spans 96.57 square meters under the Carrez law, offering an inviting blend of light and spaciousness.

The living area is centered around a stunning double corner living room that is bathed in natural light, creating a warm and refined atmosphere. The high ceilings and original moldings pay homage to the building's architectural charm, while a contemporary solid wood parquet floor adds a touch of elegance and comfort. The independent kitchen, spacious and adjacent to the living room, offers the potential to be opened up for an even larger entertaining space.

The sleeping area includes two comfortable bedrooms and beautifully appointed bathrooms, providing a rare level of comfort for a centrally located apartment. High-quality features such as reversible ducted air conditioning, double glazing, and electric shutters enhance the living experience. The layout also allows for the easy addition of a third bedroom or reconfiguration to suit personal needs. This bright and elegant property offers a privileged lifestyle in the heart of Nice, with immediate access to the shops, restaurants, and boutiques of the Carré d'Or.

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