4 rooms in Carre d'Argent

€820,000

Carre d'Argent · 4 rooms · 97 m² in size

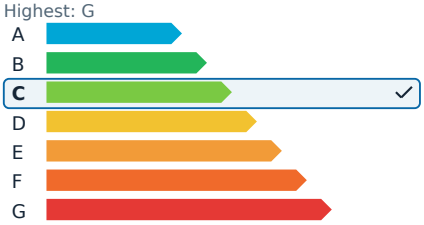


Key details

Surface area	**97 m²**
Rooms	**4**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€1,700 /yr**

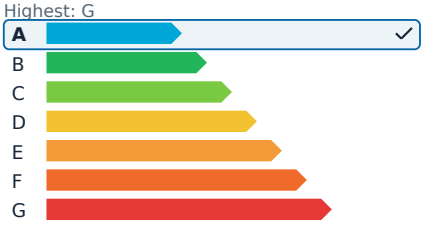
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover a unique duplex perched atop a recently renovated building, offering a remarkable lifestyle in the heart of Nice. Positioned between Wilson and the Coulée Verte, this top-floor corner apartment boasts 139 m² of floor space (98 m² Carrez) and enjoys a triple exposure, ensuring exceptional brightness throughout the day.

Upon entering, the generous volumes are immediately captivating. The main living area spans approximately 47 m², enhanced by a ceiling height of 2.82 meters and an abundance of triple-glazed windows. This space naturally extends to two continuous balconies totaling 14 m², providing a pleasant outdoor retreat with unobstructed views of the neighborhood. Adjacent to this living area is a fully equipped independent kitchen and a separate WC dedicated to the reception area.

The upper level, tucked under the eaves, offers a cozy and intimate atmosphere for the sleeping quarters. It features two charming attic bedrooms, each with its own private shower room, a shower with a hammam function, a second independent WC, and a versatile third room suitable as an office, children's room, or custom space according to your needs.

The apartment has undergone a complete renovation with high-quality features, including full air conditioning, controlled ventilation, new parquet flooring throughout, aluminum triple-glazed windows, and numerous integrated storage solutions. There are no renovations needed, and a healthy 12 m² cellar complements the property. The building also offers a bicycle storage area and a space for parking two-wheelers.

This sought-after address is just a short walk from the Coulée Verte, Vieux-Nice, Place Masséna, shops, and tram lines. This property uniquely combines contemporary comfort with the charm of atypical volumes, offering the rare sensation of living in a rooftop house at the heart of Nice. A furnished sale can be considered, excluding decorative elements and wall art.

The property is available for a virtual 360° tour.

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