4 rooms in Carre d'Argent

€499,000

Carre d'Argent · 4 rooms · 75 m² in size



Key details

Surface area	**75 m²**
Rooms	**4**
Floor	**3rd**
Lift	**Yes**
Annual charges	**€2,375 /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

In the heart of Nice's prestigious Carré d'Or, this charming 75 m² apartment offers a unique opportunity for those with a vision for renovation. Set on the third floor of a characterful Niçois building, the residence is easily accessible via an elevator. The apartment's prime location at the beginning of Rue Maréchal Joffre places you just steps away from the Victor Hugo tramway station and the bustling shops of Rue Alphonse Karr. Enjoy the convenience of having restaurants, transportation, and all the attractions that make Nice so appealing right at your doorstep.

Currently laid out as a four-room apartment, it features a living room with an adjacent independent kitchen. Three bedrooms face the courtyard, providing a tranquil retreat from the city's vibrant energy. This property is perfect for those looking to redesign and personalize their living space in one of Nice's most sought-after neighborhoods.

The apartment is part of a co-ownership consisting of 25 lots, all designated for habitation. Annual charges amount to 2,375 euros. There are no ongoing legal proceedings. Agency fees of 6.00% including tax are to be paid by the buyer.

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