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, discover a charming 75 m² apartment on the third floor of a characterful Niçois building, complete with elevator access. This cross-through apartment is ideally situated at the beginning of Rue Maréchal Joffre, just steps away from the Victor Hugo tram station and the shops on Rue Alphonse Karr. Its central location offers immediate access to restaurants, public transport, and the vibrant lifestyle that defines this beautiful city.

Currently configured as a four-room apartment, it features a living room with an adjacent independent kitchen. The three bedrooms, all facing the courtyard, provide a serene and quiet atmosphere. This property is perfect for renovation enthusiasts looking for a project with great potential. It offers the opportunity to completely redesign the space and create a comfortable, personalized home in one of

Nice's most sought-after addresses.

The apartment is part of a co-ownership comprising 25 lots, all residential. Annual charges amount to 2,375 euros. There are no ongoing legal proceedings. Agency fees, amounting to 6% including tax, are to be paid by the buyer.

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