# 4 rooms in Carre d'Argent

**€429,000**

Carre d'Argent · 4 rooms · 86 m² in size



## Key details

| | |
|---|---|
| Surface area | **86 m²** |
| Rooms | **4** |
| Floor | **2nd** |
| Balcony | **Yes** |

**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 the prestigious Dubouchage district in Nice, this charming apartment offers a blend of classic allure and modern functionality. Positioned on the second floor of a building with a planned elevator installation, the property spans 86.57 m² and boasts generous, light-filled spaces. Upon entry, a spacious living room greets you, illuminated by large windows that lead to a continuous balcony with an open view of the street and its iconic buildings.

The apartment includes three well-sized bedrooms, perfect for a family or as office space, each featuring high ceilings and authentic charm with traditional tiled floors. This rare find is situated in a sought-after area, conveniently close to all amenities, shops, and public transport, making it an excellent opportunity for investment or as a primary residence in the center of Nice.

The annual management charges amount to 1955 €, covering heating and individual gas water. The energy efficiency rating for the property is D/D.

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