4 rooms in Carre d'Argent

€895,000

Carre d'Argent · 4 rooms · 77 m² in size

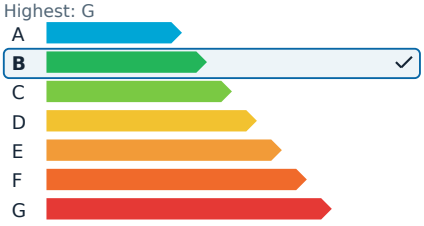


Key details

Surface area	**77 m²**
Rooms	**4**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**

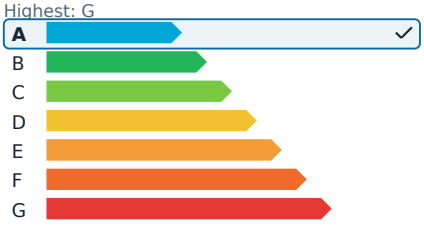
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the vibrant heart of Nice's city center, the Gioffredo area offers a beautifully renovated 4-room apartment just a short 5-minute walk from Place Masséna. This exquisite residence, located in a charming bourgeois building from 1868 equipped with an elevator, seamlessly blends the timeless elegance of the past with modern comforts.

Spanning nearly 80 square meters, the apartment features a functional layout with meticulously arranged spaces. Upon entering, you are greeted by a welcoming living area of almost 30 square meters with an open kitchen, extending onto the first balcony. The sleeping area includes three bedrooms, one of which is a suite with its own shower room and toilet, along with a second shower room and an independent toilet. A second balcony runs along the length of the bedrooms, enhancing this high-end apartment.

The renovation, completed with careful attention to detail, combines aesthetics, elegance, and everyday comfort. Features such as air conditioning, double glazing, fiber optic internet, and a reinforced door contribute to the high-quality amenities of this ready-to-live-in apartment.

The location is a significant advantage for a primary residence, with nearby shops, schools, public transport, restaurants, and services all within walking distance. The proximity to Place Masséna, shopping streets, and beaches ensures residents can fully enjoy the Niçoise lifestyle while simplifying daily commutes.

This fully renovated, furnished apartment with a layout suited for everyday life is a wonderful opportunity for those seeking an elegant and functional primary residence in the heart of Nice.

The monthly management cost is €147.50. The energy efficiency rating is B (75.1 kWh/m²/year) with a greenhouse gas emission rating of A (2.7 kg CO□/m²/year). Agency fees are borne by the seller. There are no ongoing legal proceedings.

4 rooms in Carre d'Argent

€895,000

Carre d'Argent · 4 rooms · 77 m² in size





4 rooms in Carre d'Argent

€895,000

Carre d'Argent · 4 rooms · 77 m² in size













4 rooms in Carre d'Argent

€895,000

Carre d'Argent · 4 rooms · 77 m² in size











