# 4 rooms in Carre d'Argent

**€475,000**

Carre d'Argent · 4 rooms · 79 m² in size

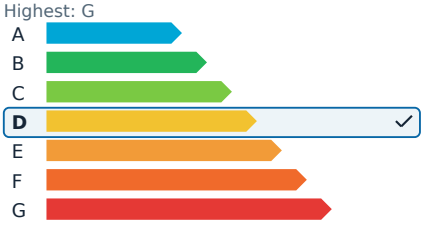


## Key details

| | |
|---|---|
| Surface area | **79 m²** |
| Rooms | **4** |
| Floor | **2nd** |

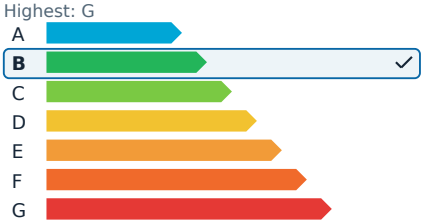
**DPE (Energy)** **D**

Lowest: A
Highest: G




**GES (Emissions)** **B**

Lowest: A
Highest: G




## Description

Just steps away from the vibrant Place Masséna and the lush Coulée Verte, this 79 m² duplex offers a unique living experience on the second floor of a well-maintained building without an elevator. Spanning two levels, the property features an original layout with a spacious living area and open kitchen, a cozy lounge area enhanced by a mezzanine, two bedrooms with storage, and a bathroom with a toilet.

Adding to its appeal, an independent studio with a kitchenette and bathroom provides flexibility for hosting guests or generating rental income. The central location, distinctive configuration, and versatile layout make this property an attractive option for both a primary residence and an investment opportunity.

Surrounded by shops, restaurants, and public transport, this sought-after address places you right in the heart of Nice's lively atmosphere.

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