# 4 rooms in Carre d'Argent

**€895,000**

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



## Key details

| | |
|---|---|
| Surface area | **79 m²** |
| Rooms | **4** |
| Floor | **3rd** |
| Lift | **Yes** |
| Balcony | **Yes** |
| Annual charges | **€1,768 /yr** |

**DPE (Energy)** **B**

Lowest: A
Highest: G

A
**B** ✓
C
D
E
F
G

**GES (Emissions)** **A**

Lowest: A
Highest: G

**A** ✓
B
C
D
E
F
G

## Description

This exquisite four-room apartment is situated in the vibrant heart of Nice, just a stone's throw from Place Masséna and the lush Coulée Verte. Located in a 19th-century building with an elevator, this 79 square meter home (77.53 square meters according to Carrez law) seamlessly blends the charm of the old with contemporary luxury. Upon entering, the quality of the finishes and the use of noble materials immediately impress, with a remarkable optimization of space throughout.

The living area, spanning 30 square meters, features three large French doors that open onto a balcony, creating a bright and inviting space for both the high-end kitchen and the superb living room. The sleeping area includes three beautiful bedrooms, with an elegant master suite offering a private bathroom. A second bathroom and two toilets, one of which is independent, add to the convenience. Two of the bedrooms open onto a second balcony overlooking the courtyard, providing a peaceful retreat amidst the bustling city center.

The apartment boasts luxurious features such as Hungarian point parquet flooring, ducted air conditioning, double glazing, and excellent insulation. The careful attention to detail in the finishes and contemporary decor creates a sought-after atmosphere of comfort and elegance. Residents benefit from a prime location close to shops, restaurants, and all amenities, allowing them to fully enjoy the vibrant lifestyle that Nice offers. This rare property is a true gem, where every detail has been meticulously considered.

The apartment is part of a co-ownership with a total of 12 lots. Annual co-ownership charges amount to 1,768 euros. There are no ongoing legal proceedings. The estimated annual energy costs for standard usage range between 628 and 850 euros, with an energy performance rating of B and greenhouse gas emissions rating of A. Agency fees are covered by the seller.

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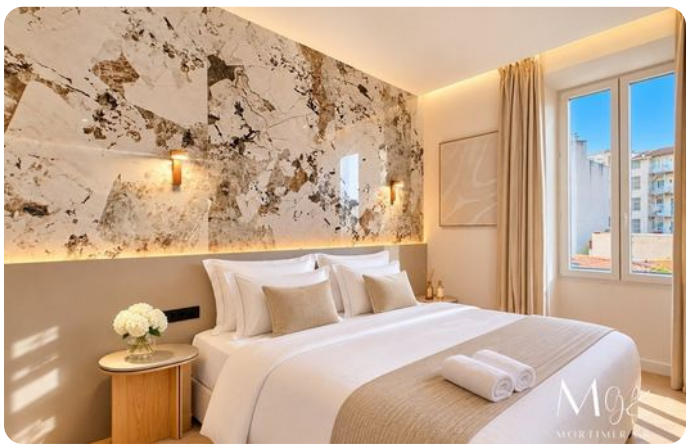

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