4 rooms in Carre d'Argent

€670,000

Carre d'Argent · 4 rooms · 115 m² in size



Key details

Surface area	**115 m²**
Rooms	**4**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€1,767 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

This spacious 4-room apartment offers a total area of 115 m², with 108 m² under the Carrez law, and is situated on the second floor of a charming late 19th-century building. Ideally positioned in the heart of Nice, it is just steps away from the Coulée Verte, Place Garibaldi, the historic Old Nice district, and Place Masséna, as well as two tram lines.

The apartment features a well-designed layout with a corridor leading to various rooms. The large living room, over 35 m², faces southeast and includes three windows that open onto a 5 m² balcony, providing an open view along the street. The separate kitchen, facing northwest towards the inner courtyard, has access to a second balcony of approximately 2.5 m². The sleeping area consists of three bedrooms, each over 13 m². Two bedrooms are quietly situated on the inner courtyard, while one overlooks the street on the south side. Additionally, there is a dressing room, an independent WC, and a shower room.

The apartment boasts beautiful volumes and a ceiling height of over 3.40 meters, retaining original features such as marble fireplaces in each room, adding to its historical charm. Complete renovation work is required, presenting an opportunity to redesign the space and enhance the apartment's charm and volume. Both the living room and one bedroom are air-conditioned.

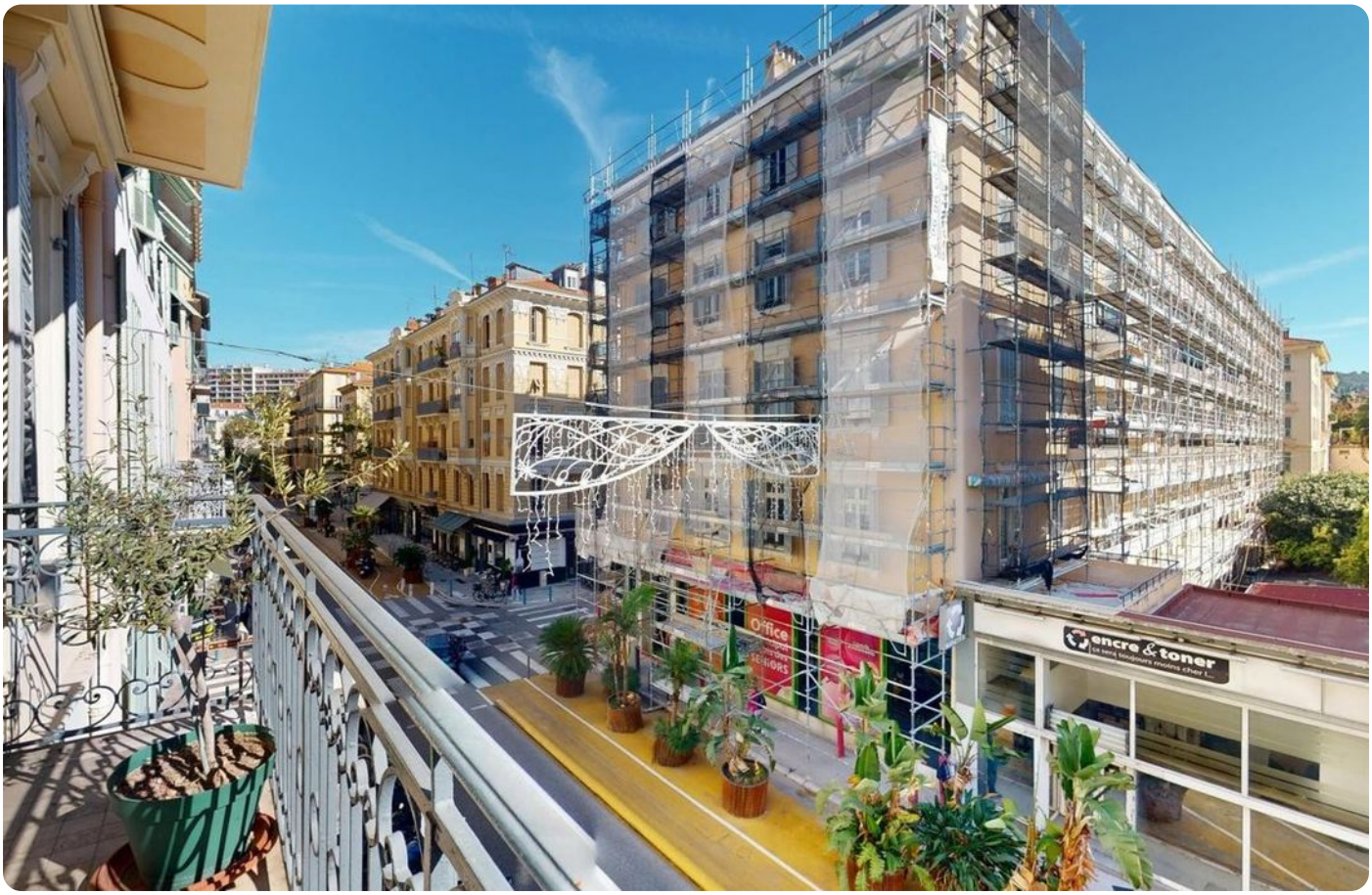
A 7 m² cellar, accessible from the building's courtyard, is included with the property. This apartment is ideal for a family or for professional use, subject to applicable regulations. A public parking facility offering monthly subscriptions is conveniently located about 200 meters away.

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