4 rooms in Carre d'Argent

€430,000

Carre d'Argent · 4 rooms · 88 m² in size



Key details

Surface area	**88 m²**
Rooms	**4**
Floor	**1st**
Lift	**Yes**
Cellar	**Yes**
Annual charges	**€2,144 /yr**

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

This spacious and bright apartment, rich in potential, is positioned in the heart of Nice's elegant bourgeois district, at the corner of rue Gioffredo and rue Defly. Just a short distance from the Coulée Verte, Place Garibaldi, and the tramway, the location offers convenience and access to the vibrant city life. The property is housed in a beautifully maintained 1869 building, complete with an elevator and only two apartments per landing, ensuring privacy and exclusivity.

With a Carrez living space of 88 square meters, the apartment is currently arranged as a two-bedroom with a double living room but can be easily converted into a three-bedroom layout. The property boasts high ceilings of over 3.30 meters, enhancing the sense of space, while large, recently installed double-glazed windows invite ample natural light into the home. The original solid parquet floors, period tiling, and moldings add character and charm. The apartment includes an entrance and corridor with built-in cupboards, two large bedrooms, a bathroom, a double living room, a large separate kitchen, and a spacious separate toilet. Additionally, a large cellar of approximately 16 square meters in the basement provides extra storage, and there is a secure room for bicycles within the building.

The apartment is part of a co-ownership consisting of 16 lots. The annual charges amount to 2,144 EUR, and the agency fees are included in the seller's charge.

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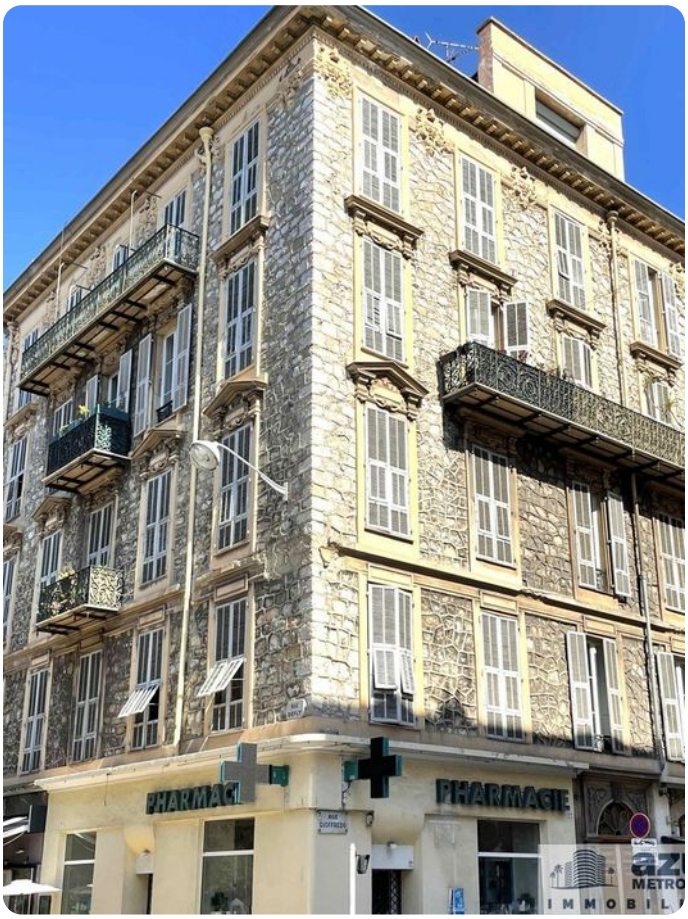



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