5 rooms in Carre d'Argent

€990,000

Carre d'Argent · 5 rooms · 163 m² in size



Key details

Surface area	**163 m²**
Rooms	**5**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€2,040 /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

In the heart of Nice, discover an exquisite duplex apartment on the top floor of an elegant 1880 bourgeois building with an elevator. This exceptional property spans 163m² according to the Carrez law, with a total floor area of 197m². It is conveniently located near the Durandy tramway and Place Wilson. Once the residence of a renowned Swedish contemporary artist, this apartment is truly unique.

The first level of this fully air-conditioned apartment features a spacious entrance, a living room, a dining room, and a dine-in kitchen that can open to the living area. It also includes a large bedroom, an independent toilet, and a grand marble bathroom. An additional studio space offers a bedroom, kitchenette, bathroom, and toilet. Three balconies extend the living spaces, providing a serene escape in the city. The bedrooms face the courtyard, ensuring absolute tranquility.

On the upper floor, accessible by a private interior staircase, is an expansive space that includes an office, studio, sleeping area with a bathroom and WC, and ample storage. This warm and bright floor offers great potential for customization, whether as a creative space, office, additional bedrooms, or a master suite. A cellar adds to the rarity of this property, combining space, light, peace, and an exceptional location.

This property is part of a co-ownership consisting of 20 lots, 19 of which are residential. There are no ongoing legal proceedings. The annual management charges are 2040 euros. The buyer is responsible for 5% agency fees, inclusive of all taxes.

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