5 rooms in Carre d'Argent

€990,000

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

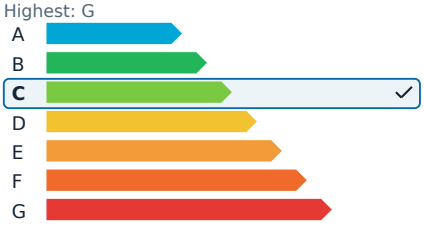


Key details

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

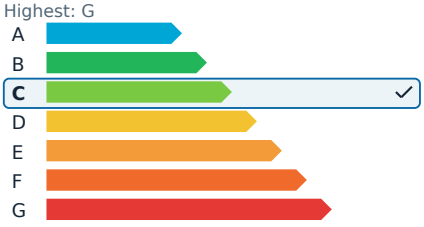
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

On the top floor of an elegant 1880 bourgeois building with an elevator, this unique apartment offers a prime location in the heart of Nice, close to the Durandy tramway and Place Wilson. This exceptional property, once the residence of a renowned Swedish contemporary artist, spans 163m² according to the Carrez law and 197m² in total.

The first level of this fully air-conditioned apartment features a spacious entrance, a living room, a dining room, and a dining kitchen that can open onto the living area. It also includes a large bedroom, an independent toilet, a generous marble bathroom, and a studio space with a bedroom, kitchenette, bathroom, and toilet. Three balconies extend the living spaces, while the courtyard-facing bedrooms ensure absolute tranquility in the city's heart.

An interior private staircase leads to the upper floor, which offers an additional space comprising an office, a studio, a sleeping area with a bathroom and WC, and ample storage. This warm and bright level holds great potential for various arrangements, such as a creative space, office, additional bedrooms, or a master suite. A cellar complements this rare property, which combines spaciousness, brightness, tranquility, and an exceptional location.

The annual management charges amount to 2040 euros. The agency fees, which are 5.00% including tax, are the responsibility of the buyer. The property is part of a co-ownership of 20 lots, with 19 designated for habitation. No ongoing legal proceedings are associated with this property.

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