5 rooms in Carre d'Argent

€780,000

Carre d'Argent · 5 rooms · 119 m² in size



Key details

Surface area	**119 m²**
Rooms	**5**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€2,005 /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 charming corner apartment is positioned on the third floor of a classic Niçois building, offering a bright and spacious living environment. With 120 square meters of living space, this five-room property boasts generous volumes and undeniable charm, presenting a wonderful opportunity for customization. The apartment features two balconies; one provides an open view down Rue Defly towards the Museum of Modern and Contemporary Art (MAMAC), while the other overlooks the future facade of the Police Hotel, promising a scenic outlook onto a planned landscaped garden and a newly redesigned square.

Inside, the apartment includes a master suite with a large bedroom, a dressing area, and a bathroom. Two additional bedrooms are part of the layout, with one offering direct access to the balcony overlooking Place Marshall. A second bathroom with a toilet, an independent toilet, a kitchen, and a dining room complete the living spaces. The property retains its original character, highlighted by beautiful parquet flooring and high ceilings, though some refurbishment is needed to suit personal tastes.

Located in a sought-after neighborhood, this apartment is just steps away from the tramway, shops, and all essential amenities, combining convenience with a desirable address. An 8-square-meter cellar adds to the property's appeal.

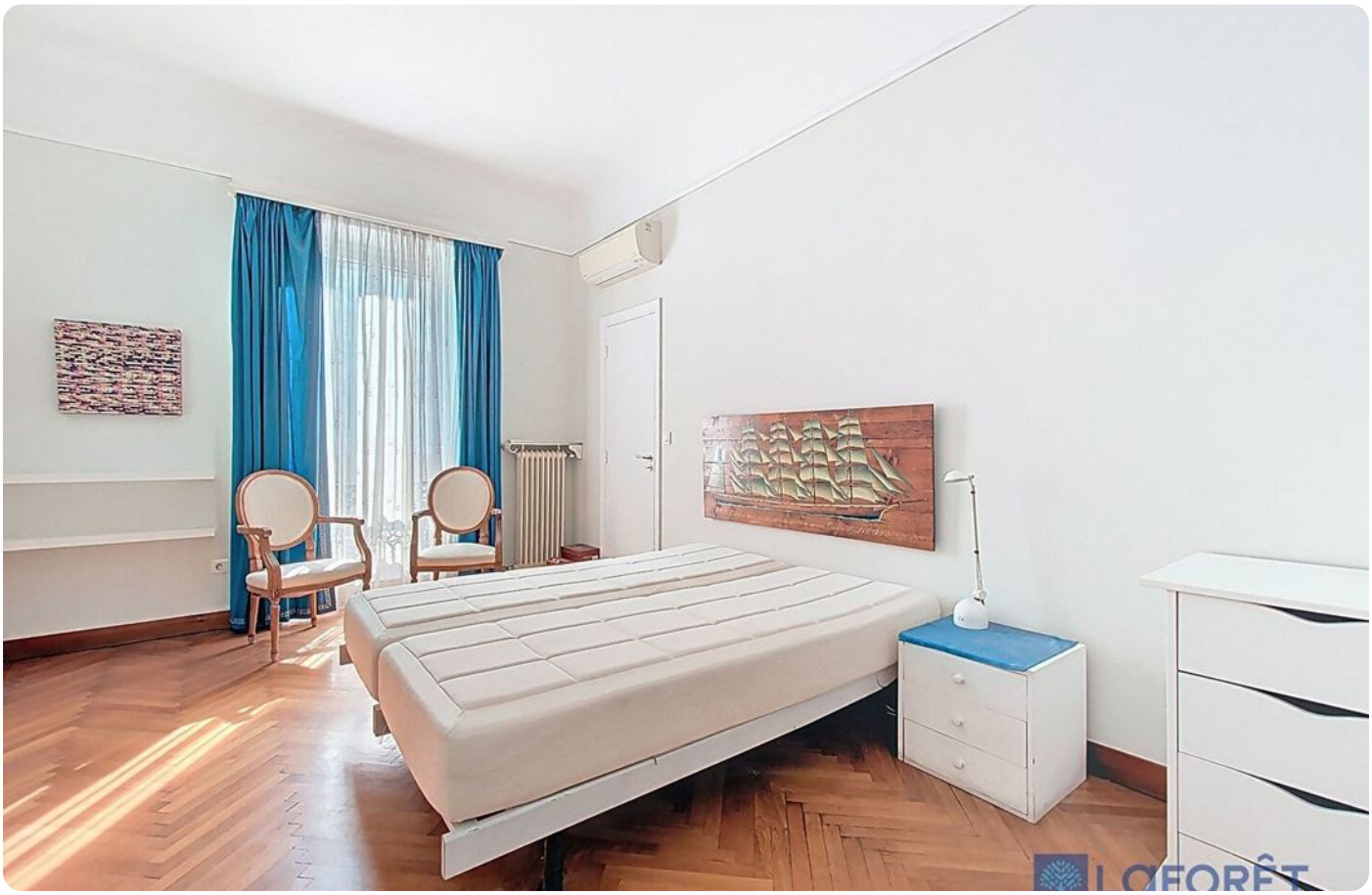
The property is part of a co-ownership of 14 lots, including 10 residential units, with no ongoing legal proceedings. The annual charges amount to 2,005 euros.

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