5 rooms in Carre d'Argent

€890,000

Carre d'Argent · 5 rooms · 127 m² in size

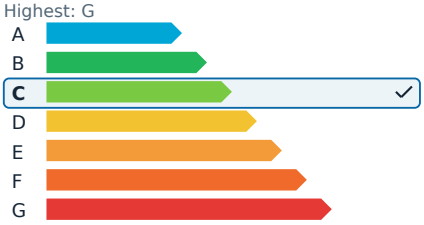


Key details

Surface area	**127 m²**
Rooms	**5**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,622 /yr**

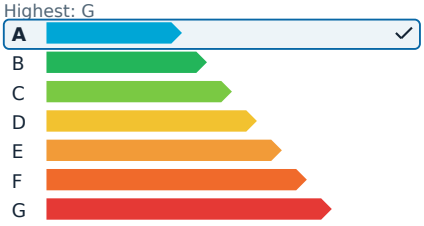
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This exceptional apartment offers 127 square meters of living space (121.76 square meters according to the Carrez law) and is perfectly positioned just steps away from Boulevard Dubouchage, the Durandy tram stop, the Coulée Verte, and some of the most prestigious schools in the city center, including Rothschild, Masséna, Sasserno, and Calmette. Situated on the second floor of a charming 1900s Niçois building with an elevator, the property is undergoing renovations in its common areas. The apartment itself benefits from an east-west orientation, maintaining its original charm with generous volumes, 3.5-meter-high ceilings, fireplaces, parquet flooring, and balconies.

The layout includes an entrance with a closet leading to the reception rooms, which include a living room and dining area that can be converted into a bedroom. There are two bedrooms with en-suite shower rooms, one of which includes a toilet, and an additional room currently used as an office. The property also features a bathroom with a separate toilet and washbasin, as well as an independent, fully equipped kitchen. The apartment is fitted with double-glazed windows and individual heating. While the apartment requires renovation, it offers significant potential for customization, allowing future owners to personalize the space while preserving its authentic character.

Additional features include a 19-square-meter attic space and a private cellar of 8.80 square meters in the basement. The estimated annual energy expenses for standard use range from €1,640 to €2,220, indexed to the years 2021, 2022, and 2023, including subscriptions.

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