6 rooms in Carre d'Argent

€659,000

Carre d'Argent · 6 rooms · 115 m² in size



Key details

Surface area	**115 m²**
Rooms	**6**
Floor	**2nd**
Balcony	**Yes**
Annual charges	**€1,772 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

In the vibrant center of downtown Nice, on rue Alberti, a unique real estate opportunity awaits on the second floor of a classic building. This offering includes two adjoining apartments, each with its own entrance. The primary apartment spans 101 square meters and is situated at the building's corner, allowing for abundant natural light. It features an entrance hall, a south and west-facing living room with access to a balcony, three spacious bedrooms, an office, an independent kitchen leading to the interior courtyard, a large bathroom, and a separate toilet.

The second apartment, measuring 13.90 square meters under the Carrez law, consists of a main room with a bathroom and toilet, making it perfect for use as an independent office, a compact studio, or an additional rental investment. Both units boast high ceilings, a desirable feature in older buildings, and present significant potential for renovation. The location is exceptional, with Masséna High School, the Coulée Verte, Place Masséna, Old Nice, and the beaches all nearby. Shops, services, and two tram lines are within easy walking distance, making this a rare find in the area. This property is ideal for a character-filled primary residence, a professional office space, or a heritage investment.

This co-ownership consists of 18 lots, all residential. There are no ongoing legal proceedings. The annual charges amount to 1,772 euros.

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