

Two-bedroom apartment in Carre d'Argent €520,000

Carre d'Argent · 2 bedrooms · 61 m² in size



Description

Discover a truly charming three-room apartment nestled in the heart of Nice's sought-after district, on Rue Gubernatis, directly facing the serene Jardin Durandy. This peaceful retreat is situated on the top floor of a well-maintained and quiet co-ownership, offering a perfect blend of historic charm and modern luxury.

The apartment features a luminous living area of approximately 30 square meters, showcasing original exposed beams, a stone corner wall, and chevron parquet flooring. Despite its attic location, the space is bathed in natural light from vertical windows and a skylight. The custom-designed kitchen is fully equipped with high-quality materials, including a marble-effect countertop, warm copper fixtures, and integrated LED lighting.

The sleeping area promises absolute tranquility with two intimate bedrooms designed for optimal rest. The apartment's floor area extends to 82 square meters, although the Carrez law surface is 61 square meters, with every inch under the eaves ingeniously maximized through custom storage solutions. The modern bathroom boasts an Italian shower, stone walls, matte black fixtures, and an elegant vanity with a backlit mirror.

Enjoy absolute comfort with integrated, invisible reversible air conditioning, and rest assured, no renovations are needed—this residence is ready to be lived in.

Positioned in a prime location in the hypercenter, the apartment offers immediate access to the tramway at Durandy station, a garden, and a variety of shops and restaurants. The Coulée Verte and Place Masséna are just a short walk away. Despite its central location, the elevated position of the apartment provides a cocoon-like atmosphere, away from urban noise. Access is convenient with an elevator to the fourth floor, followed by a final flight of stairs.

This property is a rare find, perfect as a prestigious primary residence, a charming pied-à-terre in Nice, or a high-quality investment.

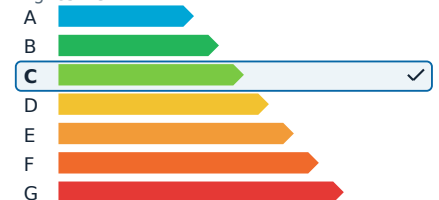
Key details

Surface area	61 m²
Bedrooms	2
Floor	6th
Lift	No
Outside space	No
Monthly charges	€79 /mo

DPE (Energy)

C

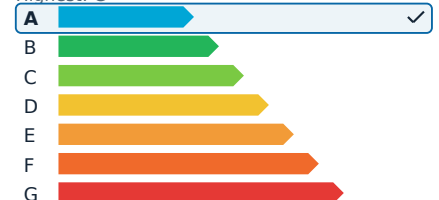
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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