

Two-bedroom apartment in Carre d'Argent €630,000

Carre d'Argent · 2 bedrooms · 58 m² in size



Description

This exquisite 3-room apartment is situated in the heart of Nice's Carré d'Or, a prime location known for its tranquility despite being in a bustling area. Perched on the 4th floor of a magnificent listed bourgeois building, the apartment offers an East-West orientation, ensuring ample natural light throughout the day. Redesigned in 2023 with a contemporary flair, the 58.22 m² Loi Carrez space features high-quality materials and boasts impressive 3.02-meter-high ceilings.

Upon entering, you are greeted by custom-made cupboards leading to a west-facing living room that opens onto a charming balcony.

The apartment includes a fully equipped kitchen, two bedrooms with built-in wardrobes, and a designer bathroom that incorporates a laundry area. A cellar in the basement provides additional storage.

The apartment's finishes are meticulously crafted, featuring moldings, Daikin air conditioning in every room, arched windows, parquet flooring, and abundant custom storage. Its location is ideal, with the sea, shops, and transportation options all within walking distance.

The property has a DPE rating of C and A, indicating good energy efficiency. The agency fees are included and are payable by the seller. The monthly management cost is approximately €150. There are no ongoing legal proceedings, and the building comprises 22 residential lots.

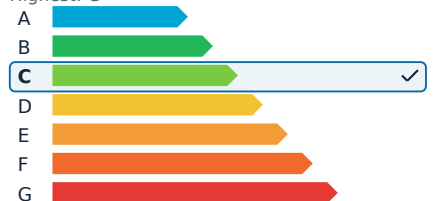
Key details

Surface area	58 m²
Bedrooms	2
Floor	4th
Lift	Yes
Outside space	Balcony

DPE (Energy)

C

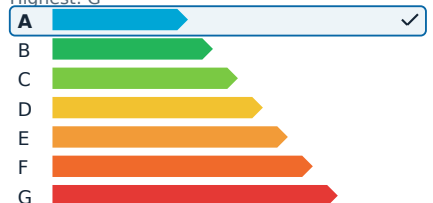
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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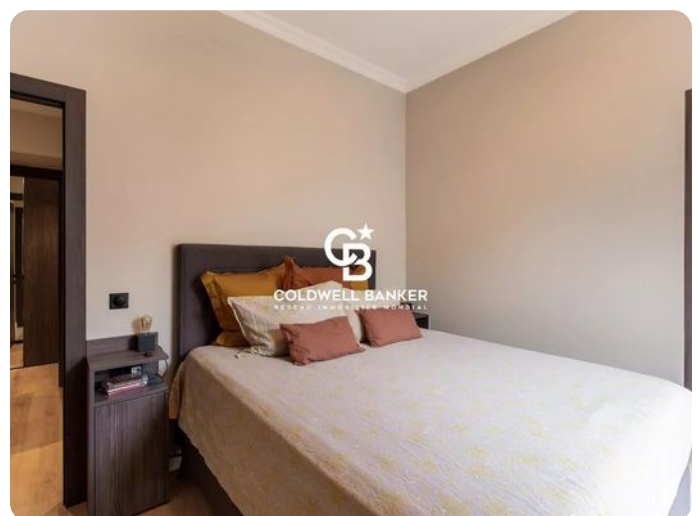
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