

Two-bedroom apartment in Carre d'Argent €795,000

Carre d'Argent · 2 bedrooms · 74 m² in size



Description

This exquisite Art Deco apartment, dating back to 1925, is a rare find in the heart of Nice's most sought-after district. Just 50 meters from the iconic Promenade des Anglais, Place Masséna, and the picturesque beaches, this residence offers an unparalleled location. The vibrant surroundings include the lush Jardin Albert Ier, the historic Opera, and the lively Cours Saleya market, all within walking distance. The building itself boasts a stylish elevator, adding to its charm and convenience.

The apartment, located on the third floor, has been meticulously renovated in a contemporary style. It features a spacious and bright living room with a fireplace and a glimpse of the sea. The open-plan kitchen is fully equipped, including a wine cellar and a convivial dining table. The property comprises one bedroom with an en-suite bathroom and toilet, and a master suite with its own private shower room and toilet. Each room is independently air-conditioned, ensuring comfort throughout the year.

Residents benefit from a large, secure bicycle storage area on the ground floor and a generous cellar in the basement. The prime location allows for easy access to shops, the vibrant Cours Saleya market, a variety of restaurants, and the bustling shopping avenue of Jean Médecin.

Monthly management costs are 200 euros, covering collective cold and hot water. Agency fees are covered by the seller. The property is part of a co-ownership with 10 residential lots. Estimated annual energy expenses for standard use range between 1,153 euros and 1,561 euros, based on 2023 energy prices.

Key details

Surface area	74 m²
Bedrooms	2
Floor	3rd
Lift	Yes
Outside space	No

DPE (Energy)

D

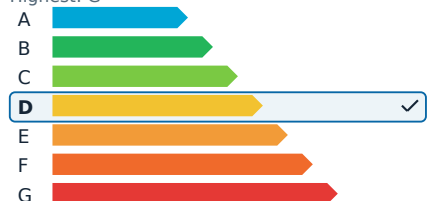
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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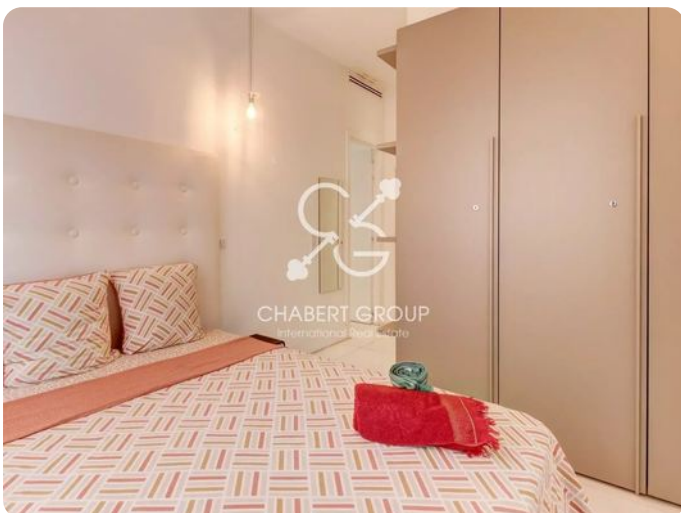
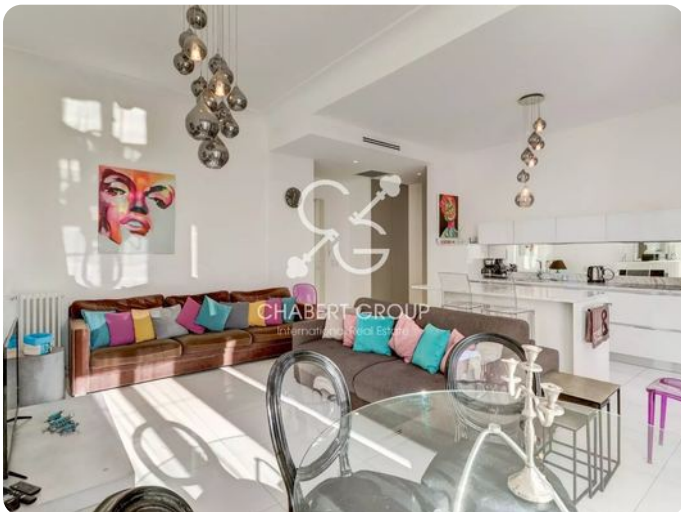
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