Two-bedroom apartment in Carre d'Argent €2,120,000

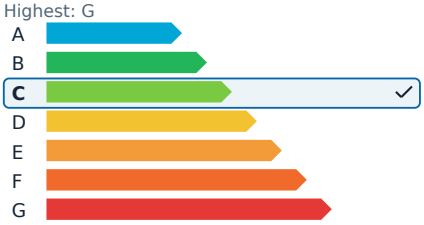
Carre d'Argent · 2 bedrooms · 113 m² in size

Key details

Surface area	**113 m²**
Bedrooms	**2**
Floor	**6th**
Lift	**Yes**
Outside space	**Terrace**
Monthly charges	**€406 /mo**

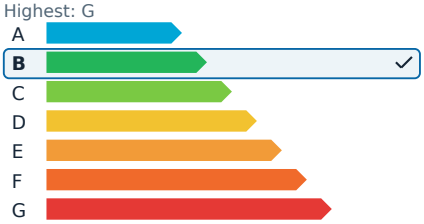
DPE (Energy) C

Lowest: A
Highest: G



GES (Emissions) B

Lowest: A
Highest: G



Description

This property is set within the historic Grand Hôtel, a building dating back to 1868, located at 10, avenue Félix-Faure. It is directly opposite the old town of Nice, known as Vieux-Nice, and its iconic landmarks. The location is just a short walk from Place Masséna and the Aston La Scala Hotel. The apartment, found on the sixth and top floor, covers an interior area of 113.10 square meters, including two verandas facing the courtyard. Its main south-facing orientation ensures exceptional brightness, complemented by a spacious sun-drenched terrace of 35.75 square meters.

From this prime vantage point, residents can enjoy stunning views that stretch from the Castle Hill and its waterfall, over the rooftops of the old town, the "Coulée verte," and all the way to Place Masséna, with a delightful glimpse of the Mediterranean Sea. The apartment is in excellent general condition and features a living/dining room of 29.25 square meters, an independent kitchen, and two bedrooms. One of these bedrooms is a large 20.15 square meters and opens directly onto the terrace. The property also includes a bathroom and a dressing room.

The current layout offers great potential for conversion into a four-room apartment. By incorporating an open kitchen into the living space, the existing kitchen could be transformed into a third bedroom. Additionally, the property comes with a cellar of about 13 square meters, and there is an option to purchase a closed garage for two vehicles, measuring nearly 28 square meters, for an additional cost.

This is a rare opportunity to own a piece of history in the heart of Nice, with a top-floor location that is bathed in light and boasts a magnificent panoramic terrace.

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Terrasse plein sud, vue sur le Vieux-Nice et le parc de la Coulée verte (35.75 m²)
South-Facing Terrace, views over Old Nice and the Coulée Verte Park (35.75 sq m / 385 sq ft)

Terrasse plein sud, vue sur le Vieux-Nice et le parc de la Coulée verte (35.75 m²)
South-Facing Terrace, views over Old Nice and the Coulée Verte Park (35.75 sq m / 385 sq ft)

Porte et hall d'entrée (16.40 m²)
Front Door and Entrance Hall (16.40 sq m / 177 sq ft)

Hall d'entrée et vue sur le salon / salle à manger (16.40 m²)
Entrance Hall and view Towards the Living Room (16.40 sq m / 177 sq ft)

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