

# Two-bedroom apartment in Carre d'Argent €450,000

Carre d'Argent · 2 bedrooms · 88 m² in size



## Description

This rare and exclusive apartment offers a unique opportunity in the heart of Nice's bourgeois center, positioned at the corner of rue Gioffredo and rue Defly. Just a short distance from the Coulée Verte, Place Garibaldi, and the tramway, as well as the upcoming Hôtel de Police, this property boasts an enviable location. The apartment features a Carrez living space of 88 square meters and is currently arranged as a 3-room layout with two bedrooms and a double living room. However, it can be easily converted into a 4-room configuration with three bedrooms. Housed in a magnificent 1869 building that is well-maintained with recent renovations, including an elevator and only two apartments per landing, the property is exceptionally bright due to its high south-facing windows and enjoys a quiet atmosphere thanks to its semi-pedestrian surroundings.

Inside, the apartment offers an entrance hall and corridor with numerous built-in cupboards leading to two spacious bedrooms, a bathroom, a double living room, a large separate kitchen, and a generously sized separate toilet. The apartment is characterized by its impressive ceiling heights of over 3.30 meters, original solid parquet floors in good condition, period tiling, and moldings. Recent installations of large double-glazed windows enhance the space. With numerous possibilities for customization and rearrangement, the property invites you to tailor it to your preferences. Additionally, a large cellar of approximately 16 square meters in the basement is included with the apartment.

The building is part of a co-ownership with 16 lots. The annual current charges are 1,914 EUR. Agency fees are included and are the responsibility of the seller.

## Key details

|                 |          |
|-----------------|----------|
| Surface area    | 88 m²    |
| Bedrooms        | 2        |
| Floor           | 1st      |
| Lift            | Yes      |
| Outside space   | No       |
| Monthly charges | €160 /mo |

## DPE (Energy)

D

Lowest: A  
Highest: G



## GES (Emissions)

D

Lowest: A  
Highest: G



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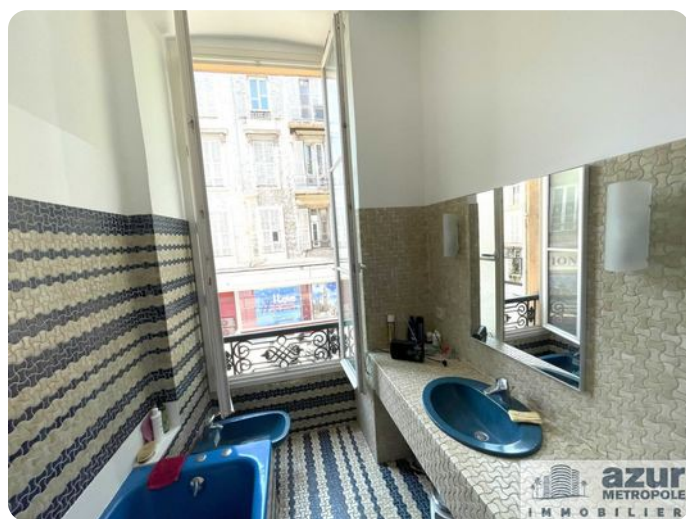
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