Three-bedroom apartment in Carre d'Argent

€1,699,000

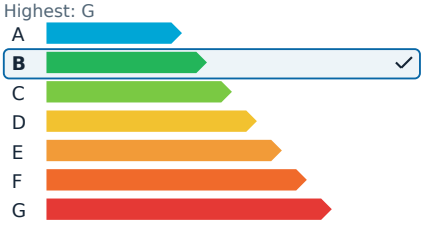
Carre d'Argent · 3 bedrooms · 133 m² in size

Key details

Surface area	**133 m²**
Bedrooms	**3**
Floor	**4th**
Lift	**Yes**
Outside space	**No**
Monthly charges	**€175 /mo**

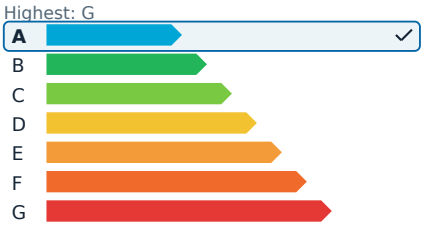
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice's most sought-after district, this exquisite four-room apartment is perfectly positioned between Place Masséna, Avenue Jean Médecin, and the Carré d'Or. Just a five-minute walk from the Promenade des Anglais, the property offers immediate access to a variety of amenities. Set on the fourth and penultimate floor of a charming Niçois building with an elevator, this residence has been completely renovated to a high standard.

The apartment features a welcoming entrance that leads to a bright living room, enhanced by numerous windows with views of the Galeries Lafayette. This space extends into an open, fully-equipped kitchen. The night area comprises three en-suite bedrooms, each with its own private bathroom, designed to provide comfort and privacy. The renovation combines noble materials and meticulous finishes, blending the charm of the old with modern comforts.

This property is ideal as a primary residence or a luxurious pied-à-terre.

The apartment is part of a co-ownership comprising 42 lots. The annual co-ownership charges amount to €2,100. The energy consumption is rated at 76 kWh/m² per year, with greenhouse gas emissions at 2 kg CO2/m² per year. Estimated annual expenses for standard use range from €1,006 to €1,360. The agency fees are fully covered by the seller. There are no ongoing legal proceedings concerning the property.

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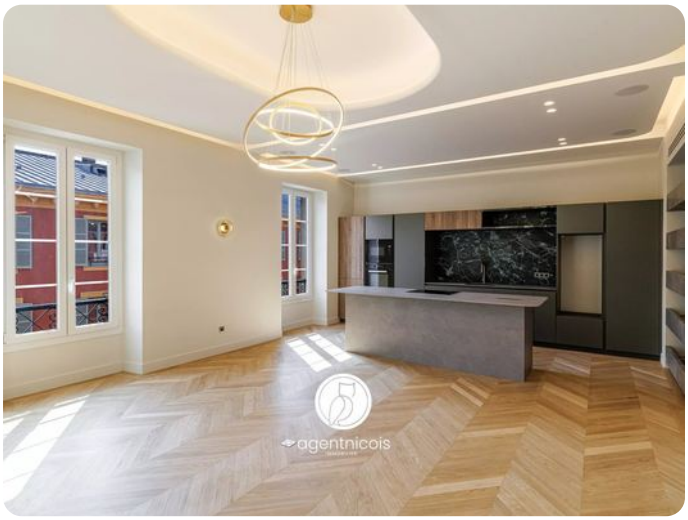

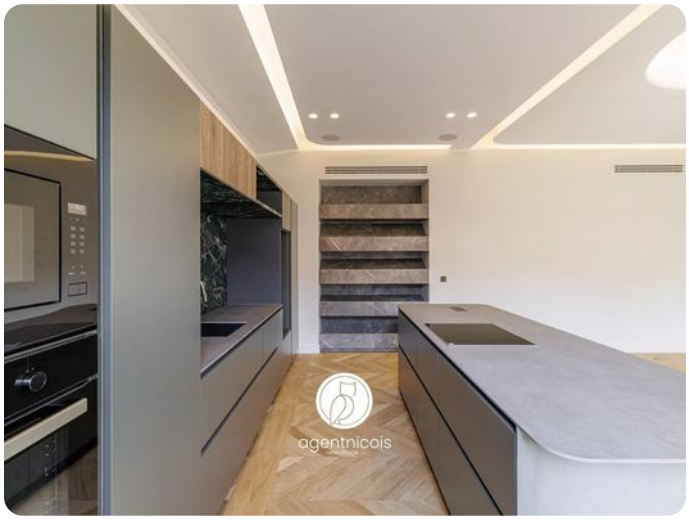

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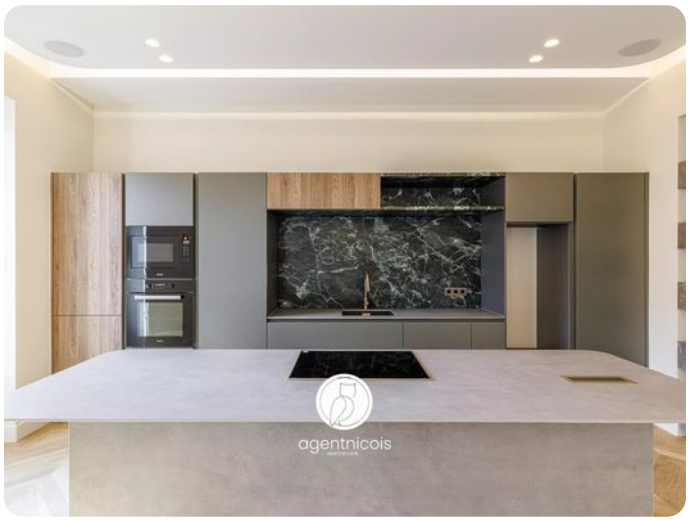
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