

# Three-bedroom apartment in Carre d'Argent €965,000

Carre d'Argent · 3 bedrooms · 102 m² in size



## Description

In the vibrant heart of Nice, just steps away from Boulevard Dubouchage and Victor Hugo, lies a beautifully renovated four-room apartment spanning 103 square meters. This luxurious residence, crafted with high-end materials by an interior designer, is conveniently located near Nice Etoile and offers easy access to shops and the tramway.

The apartment features an expansive 50 square meter double living room, complemented by a custom-made, fully equipped American kitchen. It includes a spacious master bedroom of 20 square meters with a private bathroom, two additional bedrooms, a shower room with a toilet, and a separate toilet. The property boasts ample custom storage, including a dressing room, and is fully air-conditioned with ducted systems in the ceilings.

Several balconies enhance the brightness of the apartment, thanks to its triple exposure. Additional amenities include collective parking and a cellar, providing practical and convenient living solutions.

Energy Efficiency Rating: B.

Annual charges amount to €2,148.

There are 32 main lots in the co-ownership.

There are no ongoing legal proceedings within the co-ownership.

Estimated annual energy costs for standard use range from €800 to €1,150, based on 2023 energy prices.

The agency fees will be entirely covered by the seller.

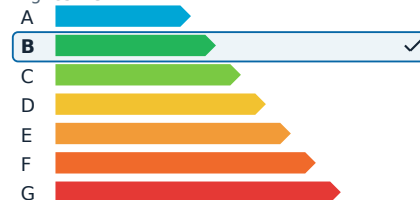
## Key details

|                 |          |
|-----------------|----------|
| Surface area    | 102 m²   |
| Bedrooms        | 3        |
| Floor           | 4th      |
| Lift            | Yes      |
| Outside space   | No       |
| Monthly charges | €176 /mo |

## DPE (Energy)

B

Lowest: A  
Highest: G



## GES (Emissions)

A

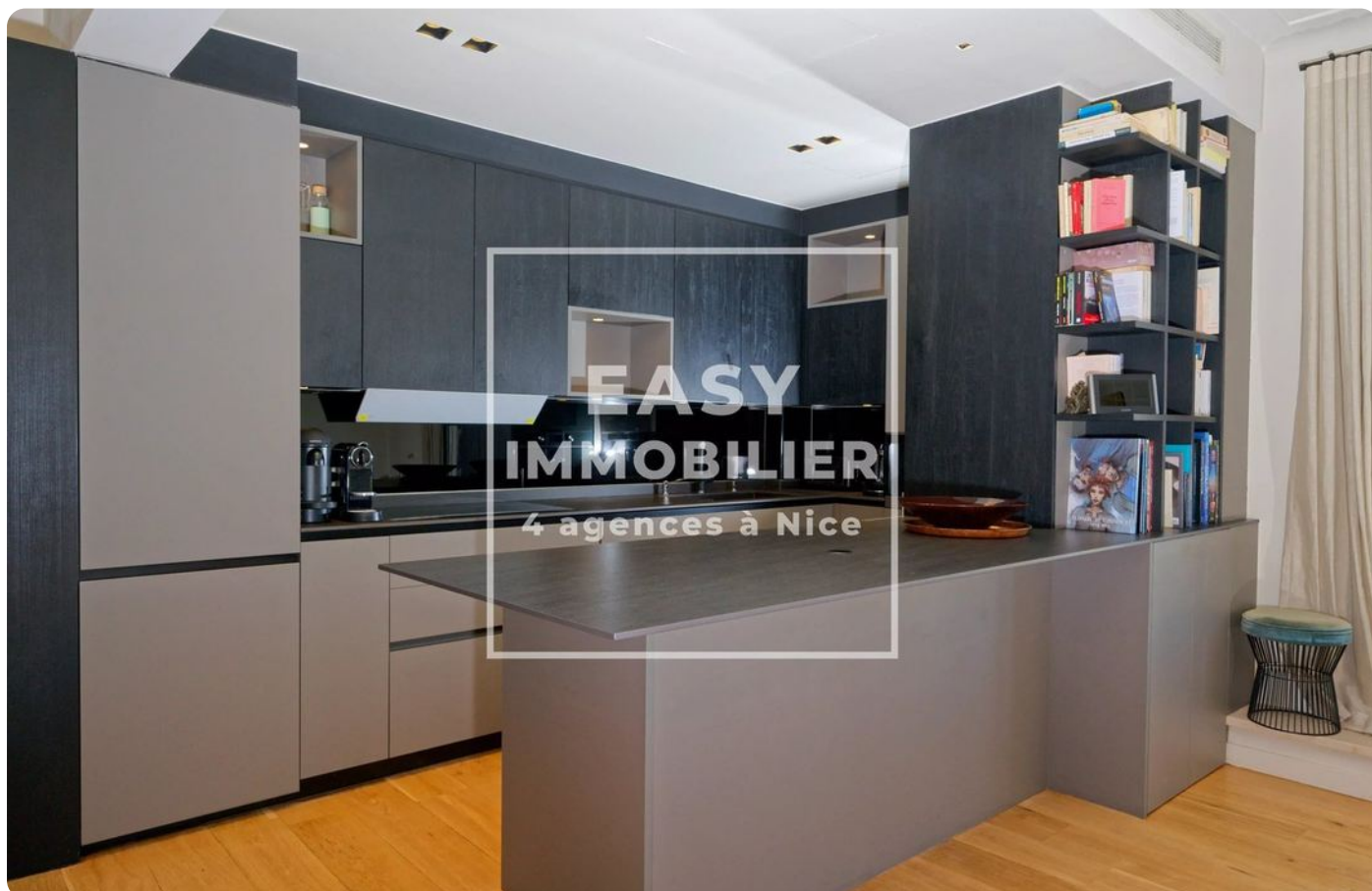
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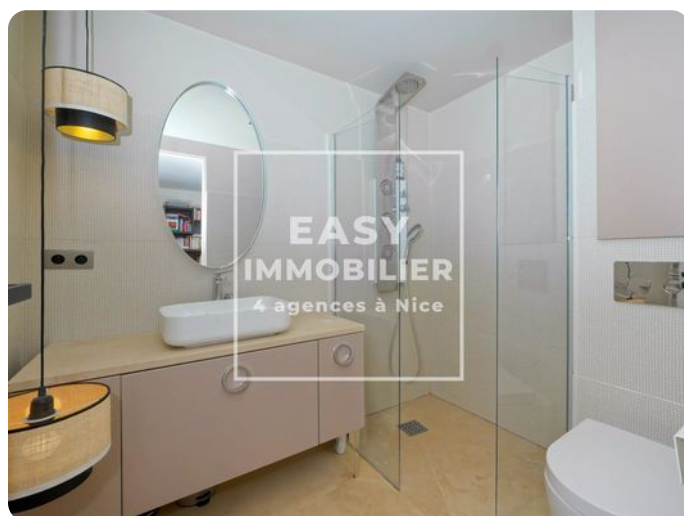
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