

Three-bedroom apartment in Carre d'Argent €1,490,000

Carre d'Argent · 3 bedrooms · 137 m² in size



Description

Perched atop a historic building dating back to 1843, this exceptional four-room apartment offers a rare living experience. The crowning feature is a private terrace exceeding 32 square meters, providing breathtaking views of the rooftops of Nice, the surrounding hills, and the renowned Place Masséna.

Upon entering, you are greeted by impressive volumes. The expansive living room, over 50 square meters and west-facing, is bathed in remarkable afternoon light. It features a warm atmosphere enhanced by high ceilings, a stone fireplace from Lubéron, and beautiful exposed beams. The mezzanine adds to the unique character of the space.

The independent kitchen, both functional and air-conditioned like the rest of the apartment, complements the living areas harmoniously.

The sleeping area consists of three bedrooms: a master bedroom with a private bathroom, a second more intimate bedroom, and a third versatile room, perfect for an office, dressing room, or additional sleeping space, though it has limited natural light. A second bathroom completes the ensemble.

This property is ideal for those who appreciate iconic addresses and seek a distinctive living space rich in history, with the added benefit of unique outdoor space right in the city center.

The property is part of a co-ownership arrangement. Agency fees are the responsibility of the seller.

Number of lots in the co-ownership: 55

Annual management charges: 3,960 euros

No ongoing legal proceedings to our knowledge

Energy consumption: 131 kWh/m²/year (C)

Greenhouse gas emissions: 4 kgCO₂/m²/year (A)

Estimated annual energy costs for standard use: between 1,090 and 1,570 euros

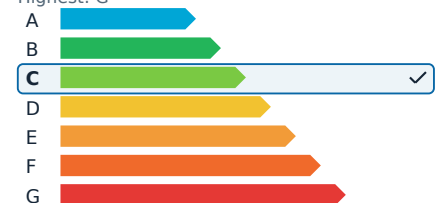
Key details

Surface area	137 m ²
Bedrooms	3
Floor	Ground
Lift	Yes
Outside space	No

DPE (Energy)

C

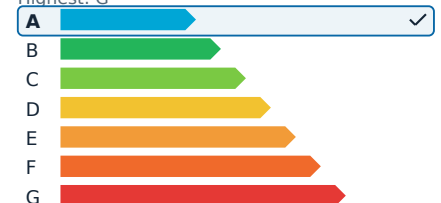
Lowest: A
Highest: G



GES (Emissions)

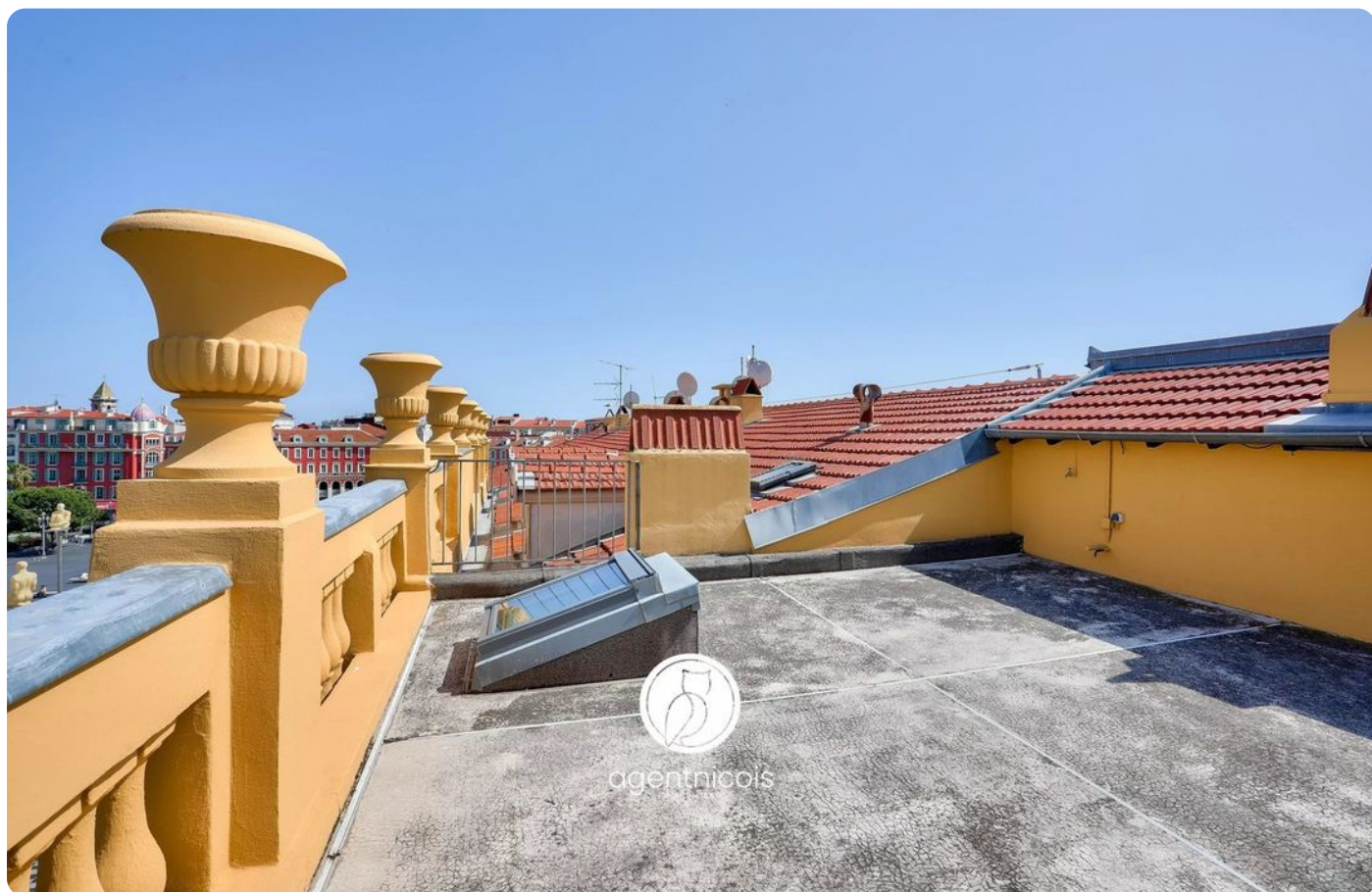
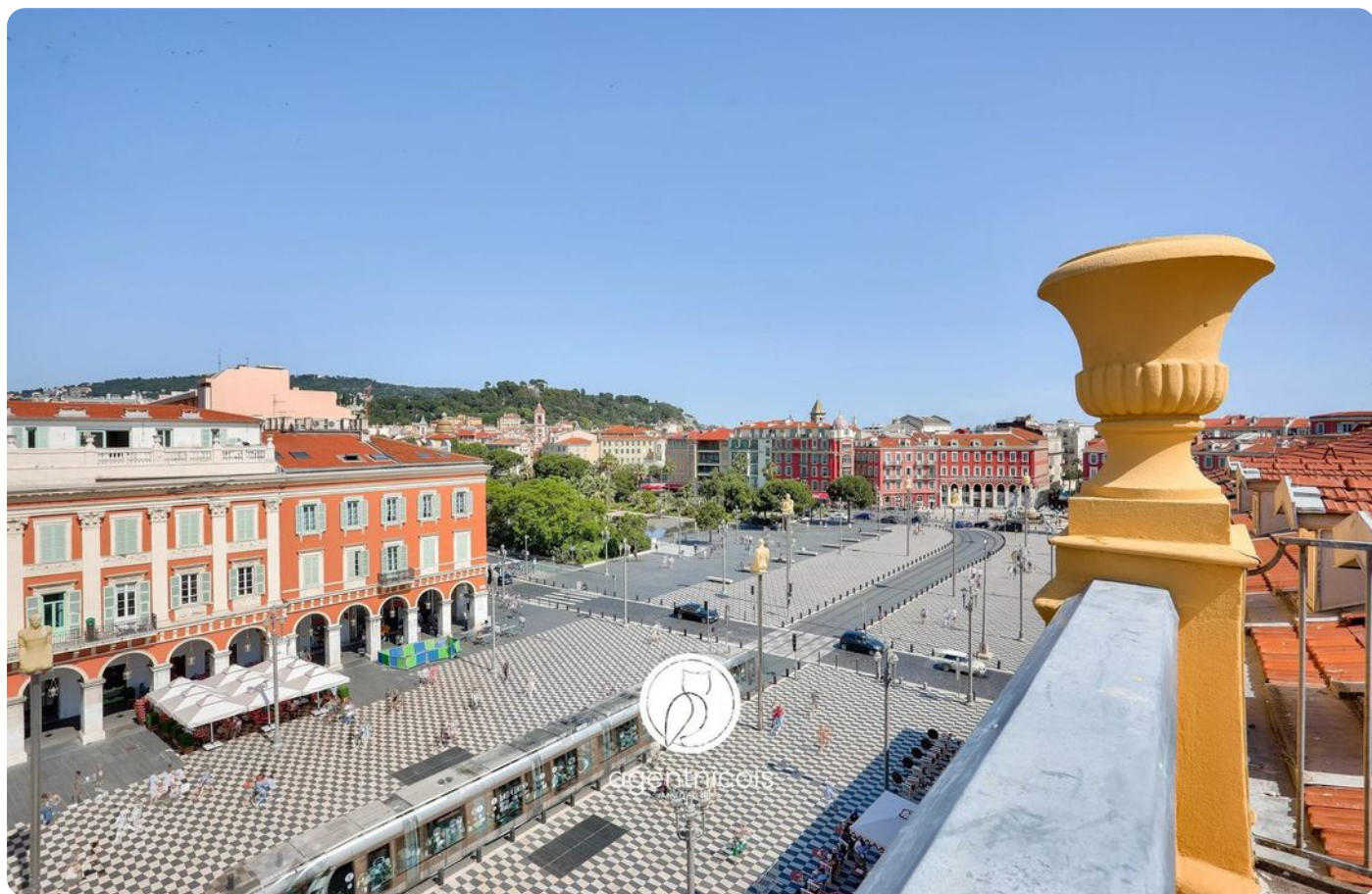
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