

Three-bedroom apartment in Carre d'Argent €670,000

Carre d'Argent · 3 bedrooms · 99 m² in size



Description

This 100 m² apartment, situated on the second floor of a charming building in the heart of Nice, offers a unique opportunity for those interested in a renovation project. With a view overlooking Place Masséna, the property provides a rare chance to create a customized living space in a premium location. The current layout includes a 32 m² living room with two windows facing Rue Alexandre Mari, three bedrooms, a kitchen with a balcony overlooking the courtyard, a bathroom, and a separate WC. The apartment's generous space allows for various configurations, whether it be a contemporary loft, a spacious suite, a professional area, or a luxurious family home.

The location is ideal, with immediate access to Place Masséna,

Vieux-Nice, the Coulée Verte, shops, and public transport. This property is perfect for discerning buyers who are passionate about renovation or those seeking a characterful home with significant potential for appreciation. Post-renovation, the apartment can be transformed into a modern space with architectural charm and generous volumes, appealing to those wishing to create a unique, bespoke interior in one of Nice's most sought-after addresses.

Agency fees are the responsibility of the seller. The property is part of a co-ownership of 15 lots. There are no ongoing legal proceedings. The energy efficiency rating is C, and the climate rating is A. Estimated annual energy expenses for standard use, based on 2022 energy prices, range from €850.

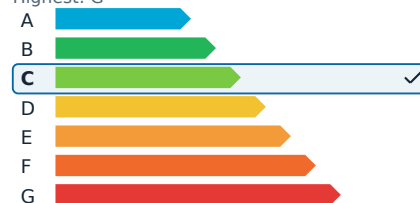
Key details

Surface area	99 m²
Bedrooms	3
Floor	2nd
Lift	Yes
Outside space	No

DPE (Energy)

C

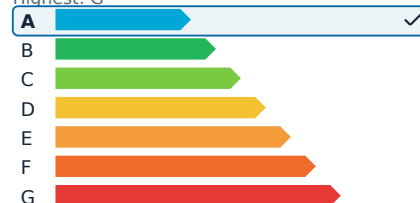
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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