

Three-bedroom apartment in Carre d'Argent

€850,000

Carre d'Argent · 3 bedrooms · 100 m² in size



Description

This apartment, with a surface area of 100 m² Carrez Law, is housed within a luxurious old building, offering a bright and comfortable living environment. The generous volumes and high ceilings create an immediate sense of space upon entry. Its layout is both fluid and functional, ensuring a pleasant daily living experience.

The living area is centered around a well-equipped kitchen, designed for practicality and social interaction, featuring a central island that seamlessly integrates with the dining space. Parquet flooring in the living rooms adds warmth and character throughout the home.

The apartment includes three spacious bedrooms, perfect for family life, an office, or a guest room. The bathroom is large and well-appointed, featuring both a bathtub and a shower, providing a comfortable and bright space.

Located in the highly desirable Carré d'Or area of Nice, the property is just steps away from the tram stop, Jean Médecin, prestigious boutiques, shops, and the Coulée Verte. This prime location offers a practical and pleasant urban living environment.

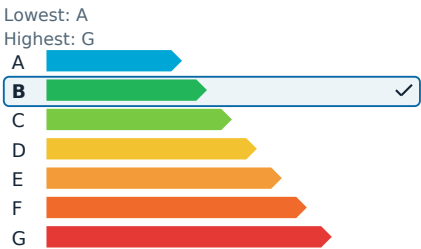
Additionally, the apartment benefits from an attic within the same building, providing valuable extra storage space. This 100 m² property is highly sought after for its spaciousness, prime location, and overall quality, making it ideal as a main residence or a pied-à-terre.

Key details

Surface area	100 m²
Bedrooms	3
Floor	1st
Lift	Yes
Outside space	No

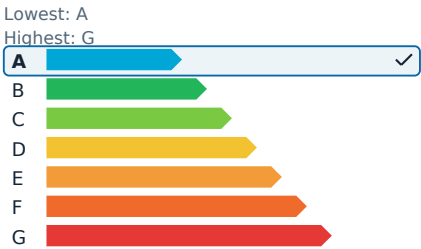
DPE (Energy)

B



GES (Emissions)

A



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PROPRIÉTÉ DU BIEN :
Nombre de Pièces : 4
Etage : 1er
Numéro de lot : NC
Référence Cadastre :
Annexes :
Autres Lot : Grenier (NC)

PROPRIÉTÉ DE :
Propriété de :
Mission effectuée le : 25/06/2025
Date de l'ordre de mission : 24/06/2025
N° Dossier :

Le Technicien déclare que la superficie du bien ci-dessus désigné, concerné par la loi 96-1107 du 18/12/96 est égale à :

Total : 100,24 m²
(Cent mètres carrés vingt-quatre)

B DETAIL DES SURFACES PAR LOCAL

Pièce ou Local	Etage	Surface Loi Carrez	Surface Hors Carrez
Entrée	1er	7,060 m²	0,990 m²
Chambre n°1	1er	15,870 m²	0,940 m²
Cuisine	1er	16,780 m²	0,230 m²
Salle de bains/WC	1er	7,860 m²	0,000 m²
Chambre n°2	1er	14,900 m²	0,870 m²
Chambre n°3	1er	14,510 m²	0,880 m²
Séjour	1er	23,260 m²	1,960 m²
Total		100,240 m²	5,870 m²

JUSTIFICATION DES SURFACES DEDUITES

Pièce ou Local	Etage	Surface Hors Carrez	Justification
Entrée	1er	0,460 m²	Embrasures de porte
Entrée	1er	0,180 m²	Embrasures de porte
Entrée	1er	0,350 m²	Embrasures
Chambre n°1	1er	0,490 m²	Cheminée
Chambre n°1	1er	0,450 m²	Embrasures de fenêtre
Cuisine	1er	0,230 m²	Embrasures de fenêtre
Chambre n°2	1er	0,450 m²	Embrasures de fenêtre
Chambre n°2	1er	0,420 m²	Embrasures de porte
Chambre n°3	1er	0,430 m²	Embrasures de porte
Chambre n°3	1er	0,450 m²	Embrasures de fenêtre
Séjour	1er	0,640 m²	Embrasures de porte

