Three-bedroom apartment in Carre d'Argent

€1,390,000

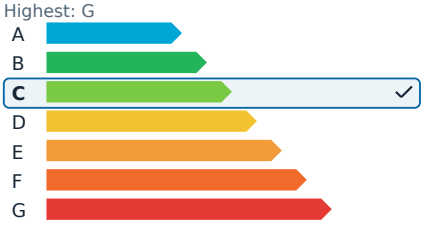
Carre d'Argent · 3 bedrooms · 121 m² in size

Key details

Surface area	**121 m²**
Bedrooms	**3**
Floor	**2nd**
Lift	**Yes**
Outside space	**Balcony**
Monthly charges	**€215 /mo**

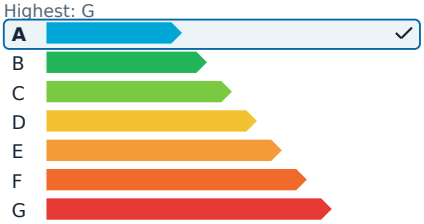
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This characterful apartment is just steps from Place Wilson, the Durandy tramway, and the Coulée Verte, offering a unique blend of elegant Niçoise architecture and high-end contemporary renovation. Positioned on the second floor of a 1905 Niçoise building with recently renovated common areas, the property features an East-West orientation, providing 127 square meters of living space, including 121.76 square meters under the Loi Carrez. The apartment is distinguished by its remarkable volume, natural light, and refined features, creating a living environment that is both elegant and comfortable.

The entrance, enhanced with integrated storage, leads to a stunning 42-square-meter reception area that combines a living room, dining room, and open kitchen, extended by a study area. Bathed in light due to its West-facing exposure, this space opens onto a balcony, perfect for enjoying the neighborhood's atmosphere.

The night area is thoughtfully designed around three elegantly appointed bedrooms: a master bedroom with a dressing room and private shower room with toilet, a second en-suite bedroom with a dressing room and shower room, and a third en-suite bedroom with a bathroom, boasting a balcony with a clear view of a large inner courtyard. Independent toilets with a washbasin complete the layout.

The renovation will blend contemporary comfort with the preservation of the property's character, featuring Airzone ducted air conditioning, double-glazed thermal and acoustic insulation, solid wood flooring, moldings, woodwork, and fireplaces. A ceiling height of 3.30 meters enhances the volumes and highlights the apartment's historic charm.

The apartment will be sold fully renovated and reimagined by a real estate professional, respecting its architecture and character elements, with applicable guarantees for the operation. A 19-square-meter attic and a 9-square-meter cellar in the basement complete the property.

Its prime location offers easy access to shops, restaurants, and transportation, while enjoying proximity to the Coulée Verte, the old town, and the beaches. This address is ideal for fully savoring the Niçoise lifestyle, combining urban elegance, architectural heritage, and Mediterranean charm.

Agency fees are included and borne by the seller. The monthly management cost is approximately €215.

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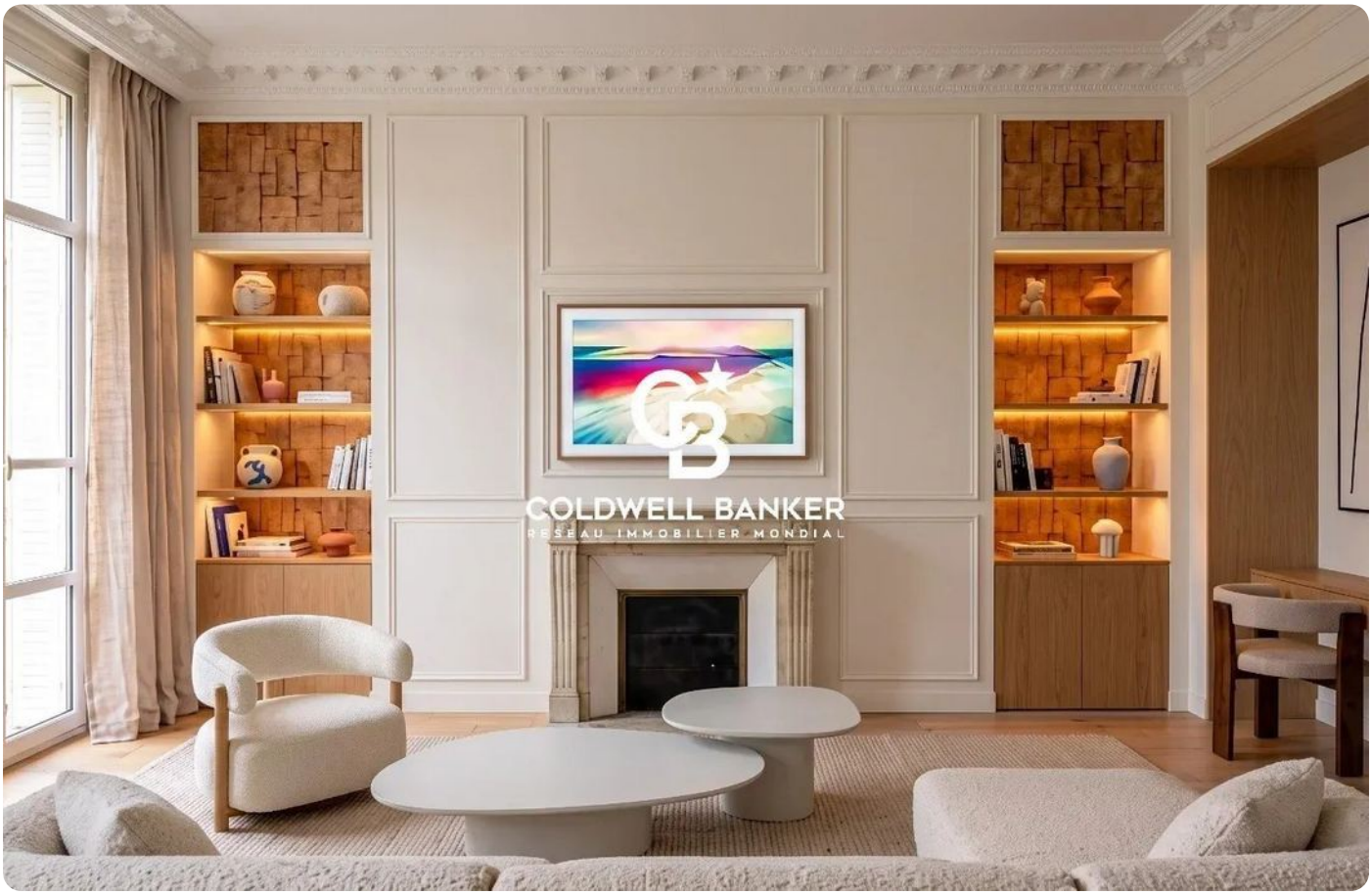

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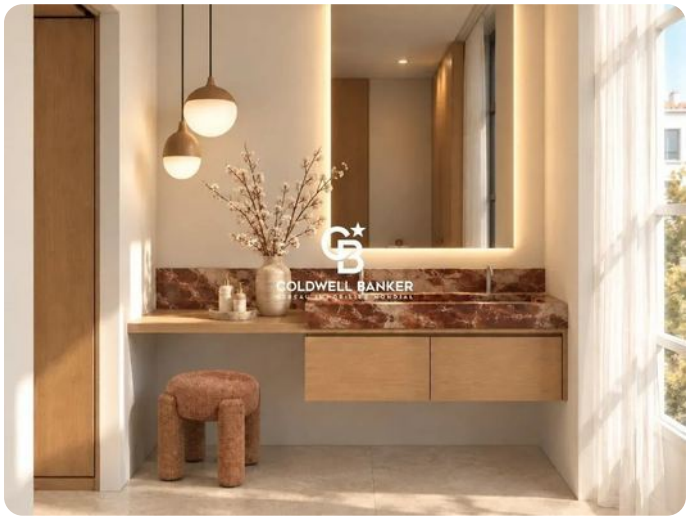

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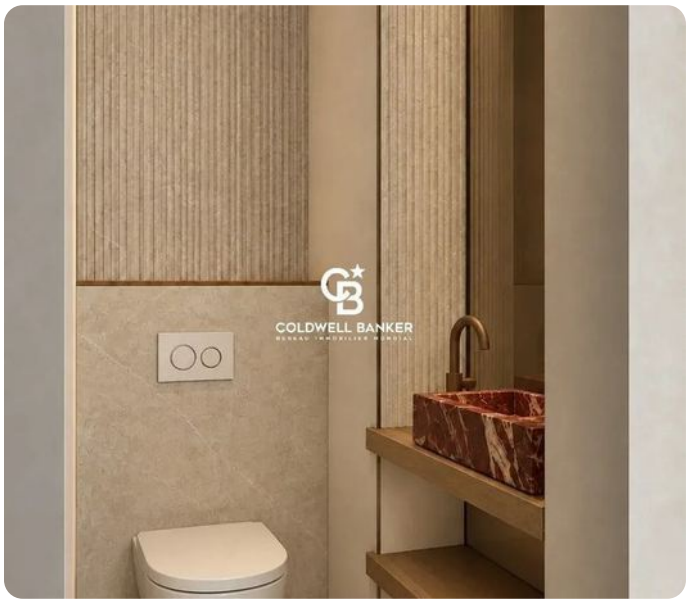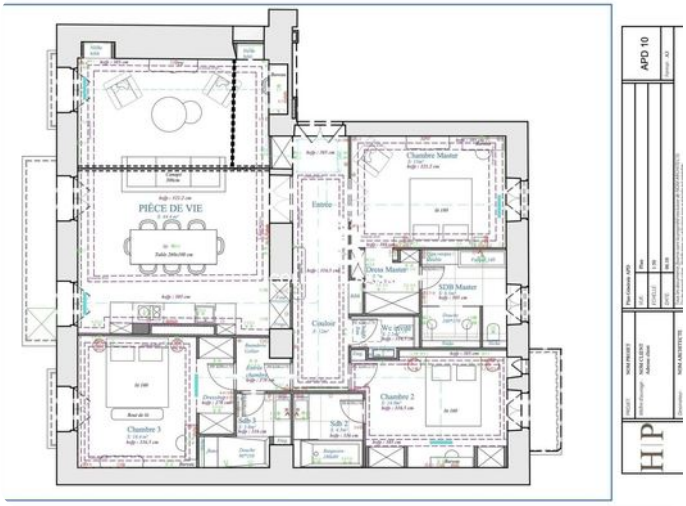
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