

# Three-bedroom apartment in Carre d'Argent €820,000

Carre d'Argent · 3 bedrooms · 97 m<sup>2</sup> in size



## Description

This exceptional duplex apartment, set in the heart of the city within a beautifully restored Niçois building, offers a unique living experience. The top-floor residence features a spacious living area of 47 square meters, seamlessly connected to a 9 square meter kitchen, a closet, and a WC. A 14 square meter balcony wraps around all the main living spaces, providing ample outdoor access. The corner living room, with its five French doors, is flooded with natural light, creating a bright and sunny atmosphere.

Upstairs, the largely attic-style space includes two en-suite bedrooms, each with their own bathrooms, and an additional room that can be used as a child's bedroom, guest room, or large dressing

room. An independent WC serves this level as well. The apartment has been tastefully renovated in recent years and is equipped with modern amenities such as air conditioning, a steam shower, parquet flooring, and plenty of storage. No renovations are needed, as both the apartment and the co-owned building have recently undergone facade and roof insulation improvements.

The building's location is ideal, with shops, restaurants, public transport, and the green corridor just a few steps away.

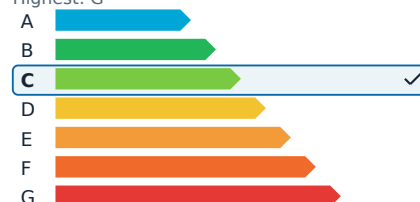
## Key details

|                 |                   |
|-----------------|-------------------|
| Surface area    | 97 m <sup>2</sup> |
| Bedrooms        | 3                 |
| Floor           | 4th               |
| Lift            | Yes               |
| Outside space   | Balcony           |
| Monthly charges | €142 /mo          |

## DPE (Energy)

C

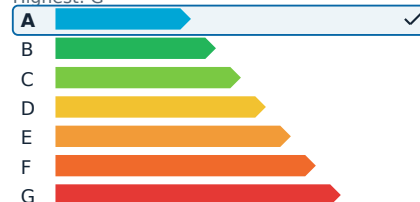
Lowest: A  
Highest: G



## GES (Emissions)

A

Lowest: A  
Highest: G



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