Three-bedroom apartment in Carre d'Argent

€1,350,000

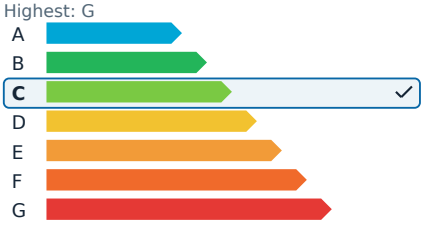
Carre d'Argent · 3 bedrooms · 145 m² in size

Key details

Surface area	**145 m²**
Bedrooms	**3**
Floor	**Ground**
Lift	**Yes**
Outside space	**No**
Monthly charges	**€167 /mo**

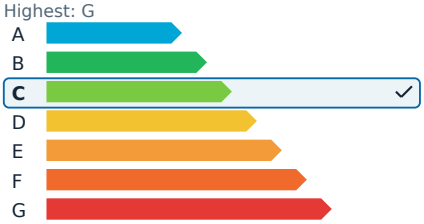
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the vibrant Wilson district of Nice, a charming 4/5-room apartment spans 145 m² on the third floor of a stunning bourgeois building. This residence captures the essence of historic architecture with its high ceilings, original parquet flooring, and a fireplace in the living room, offering both space and brightness.

The apartment's layout is practical and well-organized. It features an entrance leading to a spacious double living room with two balconies, an independent kitchen with a loggia, and three bedrooms, two of which are situated in absolute tranquility. The current large bathroom provides ample space to be converted into two separate shower rooms, and there are independent WC facilities. Additional storage is available with a large closet and a cellar in the basement.

Positioned in the heart of the city, the location is strategic, with shops and public transport (bus and tramway) conveniently nearby. The green corridor is just a 5-minute walk away, while the Promenade des Anglais and the Old Town are only a 10-minute stroll. Notably, the property's regulations permit use for a professional practice, making it an ideal choice for a prestigious office or clinic.

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