

Three-bedroom apartment in Carre d'Argent €1,190,000

Carre d'Argent · 3 bedrooms · 163 m² in size



Description

On the top floor of an elegant 1880 bourgeois building with an elevator, this exclusive duplex apartment offers a remarkable living experience in the heart of Nice. Located just steps away from the Durandy tramway and Place Wilson, the apartment spans 163 m² under the Carrez law and 197 m² of total floor space. The property was once the residence of a renowned Swedish contemporary artist, adding to its unique charm.

Upon entering, the common areas set an impressive tone, featuring a skylight that fills the space with beautiful natural light. The first level of the fully air-conditioned apartment includes a spacious entrance, a living room, a dining room, and a dine-in kitchen that

can be opened to the living area. There is also a bedroom, an independent toilet, a large marble bathroom, and a studio space with a bedroom, kitchenette, bathroom, and toilet. Ample storage solutions are available throughout. Three balconies extend the living areas, providing pleasant outdoor spaces. The bedrooms, facing the courtyard, offer absolute tranquility in the city's heart.

The upper level, accessible via a private interior staircase, features additional space with an office, a studio, a sleeping area with a bathroom and toilet, and more storage. This warm and bright floor holds great potential for customization, whether for creative spaces, additional bedrooms, or a master suite. A cellar adds to the appeal of this rare property, which combines volume, light, calm, and an exceptional location. A virtual tour is available upon request.

The agency fees are 5.00% including tax, payable by the buyer. The property is part of a co-ownership of 20 lots, including 19 residential units. There are no ongoing legal proceedings. The annual charges amount to 2040.00 euros.

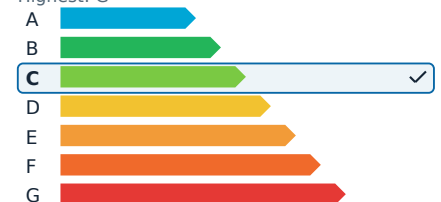
Key details

Surface area	163 m ²
Bedrooms	3
Floor	4th
Lift	Yes
Outside space	Balcony
Monthly charges	€170 /mo

DPE (Energy)

C

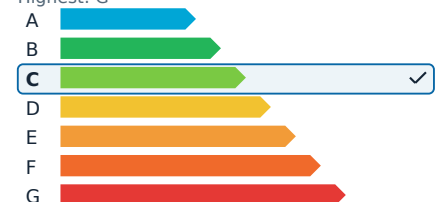
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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