

Three-bedroom apartment in Carre d'Or €1,599,000

Carre d'Or · 3 bedrooms · 157 m² in size



Key details

Surface area	157 m²
Bedrooms	3
Floor	Ground
Lift	Yes
Outside space	No

DPE (Energy)

NS

GES (Emissions)

NS

Description

In the heart of Nice, the City Center/Dubouchage area presents an exquisite 157 m² apartment that embodies the elegance of grand bourgeois living. This luxurious residence, perched on the 5th floor of a prestigious building with elevator access, offers a serene and verdant environment despite its central location. Upon entering, visitors are greeted by a majestic hall, soaring ceilings, and an abundance of natural light. The spacious rooms are adorned with original solid oak herringbone parquet flooring, adding a touch of timeless sophistication.

The 41 m² living room, designed as a true reception area, boasts a period marble fireplace and opens onto two balconies with unobstructed, tree-lined views. Adjacent to this space, an independent dining room can be easily converted into a fourth bedroom. The fully fitted and equipped kitchen is a culinary enthusiast's dream, featuring a SMEG cooking range, an integrated wine cellar, and a cozy breakfast nook. A discreet laundry room, integrated into the kitchen, offers additional storage and service space.

The apartment's sleeping quarters include three elegant bedrooms, each with custom-made joinery and ample built-in storage. One bedroom features a third balcony, perfect for enjoying the tranquility of the neighborhood. Two bathrooms, both with underfloor heating, complete the living space. The entire apartment has been tastefully renovated, blending contemporary style with the classic charm of the original architecture. Modern comforts include double-glazed windows, reversible air conditioning, and a centralized home automation system for controlling electric blinds.

Additional amenities include a large, healthy, and cooled cellar, a 7.5 m² service room, and the option to acquire a single-storey garage in the building's interior courtyard—a rare privilege in this sought-after area. This exceptional property offers unparalleled volumes and refinement, making it a must-see for discerning buyers.

Fees are payable by the seller. The property is part of a co-ownership with an unspecified number of lots. The average annual share of current charges amounts to €3,660. There are no ongoing legal proceedings related to the property.

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