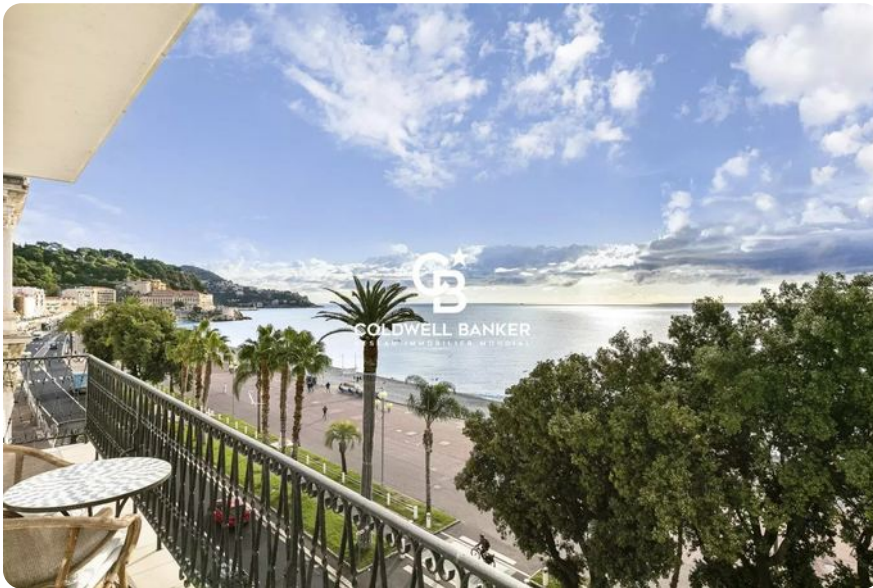


Three-bedroom apartment in Carre d'Argent €3,000,000

Carre d'Argent · 3 bedrooms · 192 m² in size



Description

This exquisite six-room apartment offers a rare blend of elegance and sophistication, perfectly positioned to enjoy breathtaking sea views from its elevated location. Spanning 192 square meters, the property features a south-facing balcony that overlooks the Promenade des Anglais and the beach, providing an exceptional vista from its six façade windows.

Built in 1847, the building is notable for its well-maintained common areas and convenient elevator access. The apartment itself impresses with its spacious layout, enhanced by a ceiling height of 3.30 meters, and beautiful frescoes in the living room and two of the bedrooms, which add to its historical charm.

The layout is both functional and harmonious, with the central entrance leading to a vast living room and dining area that extends to the balcony. A master bedroom with a dressing room and a full bathroom, including a bathtub, shower, and toilet, is also located on the sea-facing side. Additionally, there is a cloakroom accessible from the entrance.

On the quieter courtyard side, the apartment offers a fully equipped independent kitchen, a laundry room, separate toilets, and three additional bedrooms. One of these bedrooms is designed as a studio with access to a second balcony. A shower room with a toilet completes this sleeping area.

The apartment features high-quality renovations, including herringbone parquet flooring, fireplaces, frescoes, double-glazed wooden joinery with espagnolette handles, and reversible air conditioning. Each detail reflects a commitment to preserving the property's original character while incorporating modern comforts.

A 20 square meter cellar adds to the uniqueness of this exceptional property, which is a rare find on the market.

Agency fees are included and are the responsibility of the seller. The monthly management cost is 345 €, and the property tax amounts to 2,630 €.

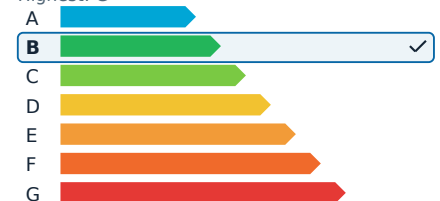
Key details

Surface area	192 m²
Bedrooms	3
Floor	3rd
Lift	Yes
Outside space	Balcony

DPE (Energy)

B

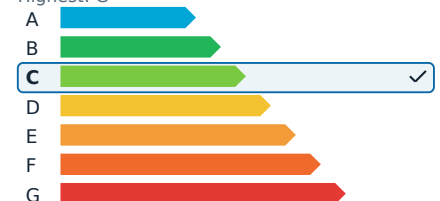
Lowest: A
Highest: G



GES (Emissions)

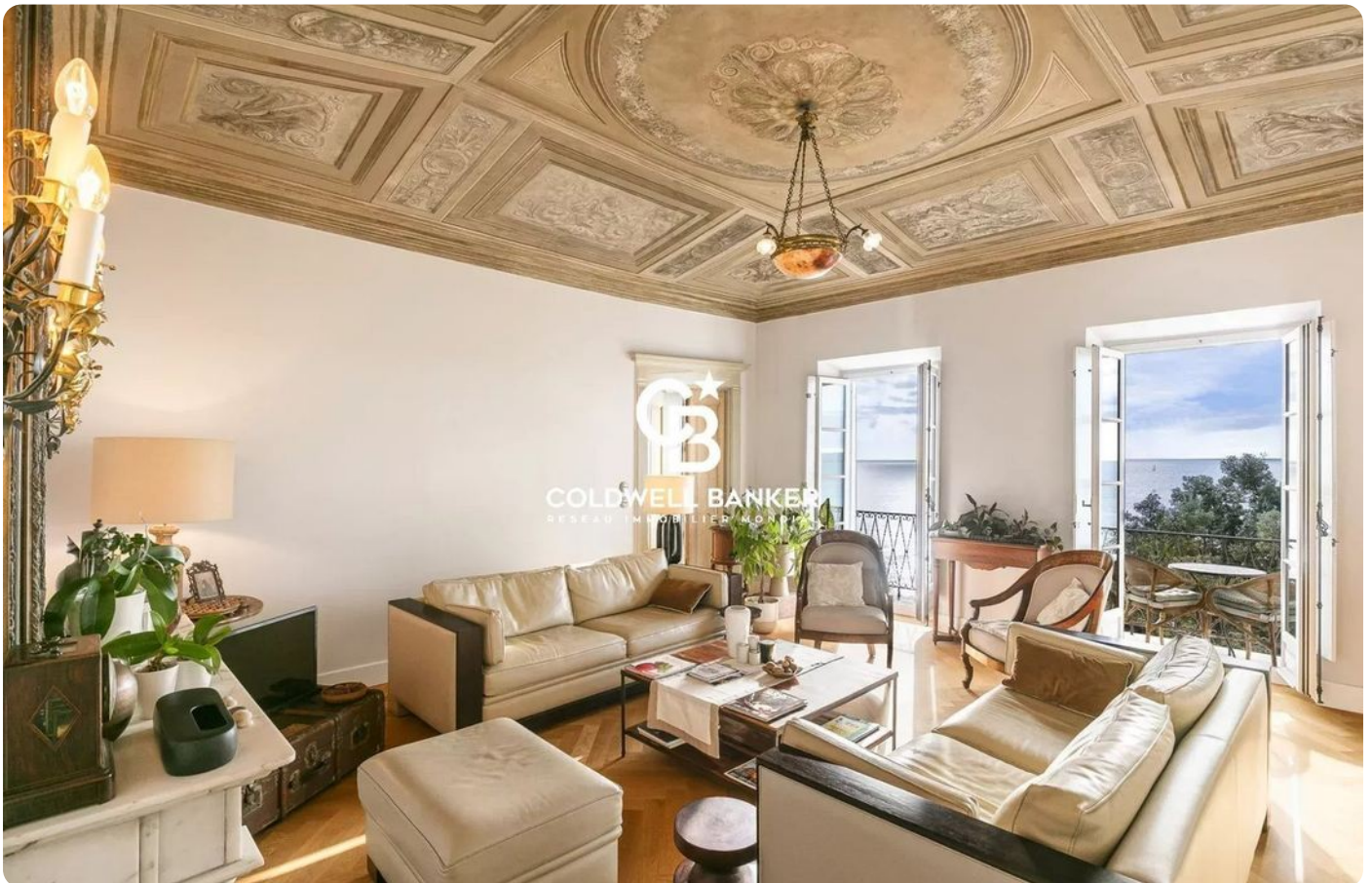
C

Lowest: A
Highest: G



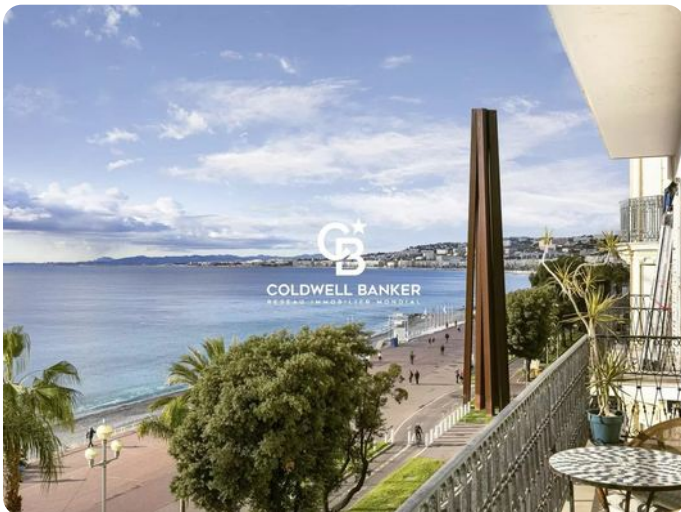
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