

Four-bedroom apartment in Carre d'Argent €750,000

Carre d'Argent · 4 bedrooms · 127 m² in size



Description

This exceptional apartment offers 127 square meters of living space and is perfectly positioned just a few steps from Boulevard Dubouchage, near the Durandy tram stop, the Coulée Verte, and some of the most renowned educational institutions in the city center. Situated on the second floor of a charming 1900s Nice building, which is currently undergoing renovations, this spacious east/west-facing apartment retains its original charm with high ceilings, fireplaces, parquet floors, and balconies. The layout includes an entrance with a cupboard leading to reception rooms that can be adapted into a bedroom, two bedrooms with shower rooms (one with a WC), a third bedroom currently used as an office, a bathroom with an additional separate WC, and a fitted kitchen. The

apartment is equipped with extra glazing and individual heating, and while it requires some refreshing, it offers significant potential for personalization. Additional features include a 19 square meter attic and a private cellar of 8.80 square meters in the basement.

The estimated annual energy expenditure for standard use ranges between €1,640 and €2,220, indexed to the years 2021, 2022, and 2023, including subscriptions.

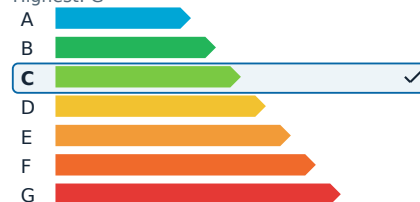
Key details

Surface area	127 m ²
Bedrooms	4
Floor	5th
Lift	Yes
Outside space	Balcony
Monthly charges	€218 /mo

DPE (Energy)

C

Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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