Two-bedroom apartment in Old Town

€489,500

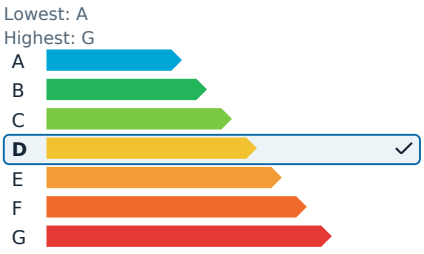
Old Town · 2 bedrooms · 82 m² in size



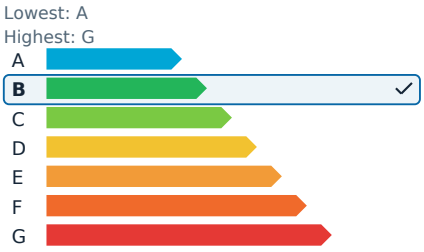
Key details

Surface area	**82 m²**
Bedrooms	**2**
Floor	**5th**
Lift	**No**
Outside space	**No**
Monthly charges	**€158 /mo**

DPE (Energy) **D**



GES (Emissions) **B**



Description

This charming apartment is situated in the heart of Vieux-Nice, on the renowned rue de la Préfecture. Just steps away from the famous Cours Saleya and the Promenade des Anglais, the property offers a unique blend of historical charm and modern living. Positioned on the fifth and top floor, the apartment spans 82 square meters of living space, with a total area of 94 square meters, providing ample room for comfortable living.

The apartment is exceptionally bright, thanks to a triple exposure and numerous skylight windows, allowing natural light to flood the space throughout the day. It features a welcoming entrance hall, a pleasant living-dining area with a fully equipped open kitchen, and two bedrooms with built-in closets. One bedroom includes a private bathroom, while the other has an en-suite shower room. An additional room can serve as a third bedroom, and there is a separate WC. A mezzanine, accessible from the living area, adds extra versatility to the layout.

The true highlight of this property is its belvedere, offering an unparalleled and unobstructed view of the Château de Nice, the rooftops of Vieux-Nice, the Mediterranean Sea, and even reaching as far as Nice Airport. This setting provides an exceptional opportunity to enjoy the city's light and charm. For added comfort, air conditioning can be installed.

A cellar is included with the property, adding valuable storage space. This rare find in the Vieux-Nice market combines a prime location, generous space, abundant natural light, and breathtaking panoramic views. It is ideal as a primary residence, a pied-à-terre on the French Riviera, or a heritage investment.

The estimated annual energy expenses for standard usage range from 1,584 € to 2,144 €, including subscriptions, based on data from 2021 to 2023.

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