Two-bedroom apartment in Old Town

€640,000

Old Town · 2 bedrooms · 88 m² in size

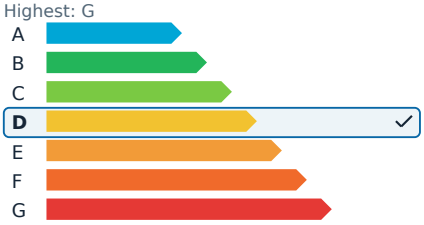


Key details

Surface area	**88 m²**
Bedrooms	**2**
Floor	**4th**
Lift	**No**
Outside space	**Terrace**
Monthly charges	**€157 /mo**

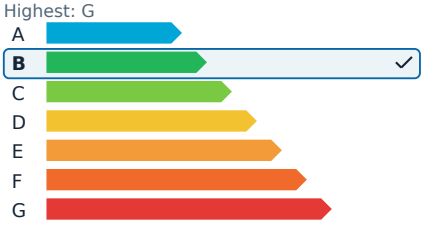
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This charming property is in the heart of Vieux Nice, just steps from the lively Place Garibaldi. It features a spacious three-room apartment of 88 square meters on the fourth and top floor of a character-filled building. The highlight is the private corner rooftop terrace of approximately 100 square meters, offering stunning views over the rooftops, the Château hill, and the bell tower.

Upon entry, you are greeted by generous spaces with a double exposure, including a large, bright living room that opens to a modernized, fully equipped kitchen. There are two bedrooms, with the main bedroom boasting over 20 square meters and an adjoining Italian shower. The apartment retains its original charm with high ceilings and vaulted features, and no renovation work is needed. Each room is fitted with reversible air conditioning.

The property is part of a small co-ownership with low fees. The vibrant neighborhood offers easy access to shops, markets, restaurants, and the tramway, all within walking distance. This is a rare find in Vieux Nice, perfect for those who enjoy outdoor living, with one of the largest terraces in the area to enjoy the sun year-round.

The property includes 3 lots within a co-ownership of 8 lots in total, with no ongoing legal proceedings. The average monthly management cost is 156.67€. Agency fees are covered by the seller.

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