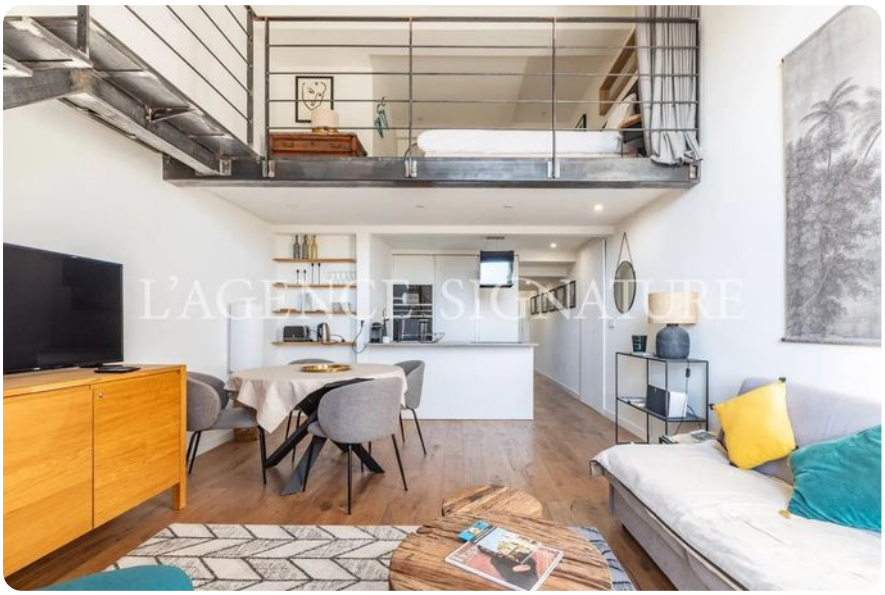
2 rooms in Old Town

€485,000

Old Town · 2 rooms · 48 m² in size



Key details

Surface area	**48 m²**
Rooms	**2**
Floor	**1st**
Annual charges	**€1,512 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

Discover a remarkable duplex loft in the heart of Vieux-Nice, perfectly positioned on the coveted Cours Saleya. Just 50 meters from the Quai des États-Unis and the pristine beaches of the Baie des Anges, this approximately 50 m² apartment offers an unparalleled view of the vibrant Cours Saleya.

Upon entering, you are greeted by the apartment's unique character and spaciousness, highlighted by high ceilings, exposed beams, and a custom-made metal staircase. These features create a contemporary atmosphere while maintaining the charm of the historic building.

The apartment includes an entrance with storage, a welcoming living area with a fully equipped open kitchen, a shower room, and a separate toilet. Upstairs, a mezzanine serves as a cozy sleeping area, complete with a bathtub and washbasin.

The property is comfortable and well-maintained, featuring double-glazed windows, air conditioning, and comprehensive insulation. The electrical installation meets current standards, ensuring no further work is necessary.

Its prime location, right at the foot of Cours Saleya and a short stroll from the sea, makes it an ideal choice for a second home, a pied-à-terre on the Côte d’Azur, or a seasonal rental investment.

This property is part of a co-ownership consisting of 29 residential lots. Annual charges amount to 1,140 euros. The agency fees are the responsibility of the seller.

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