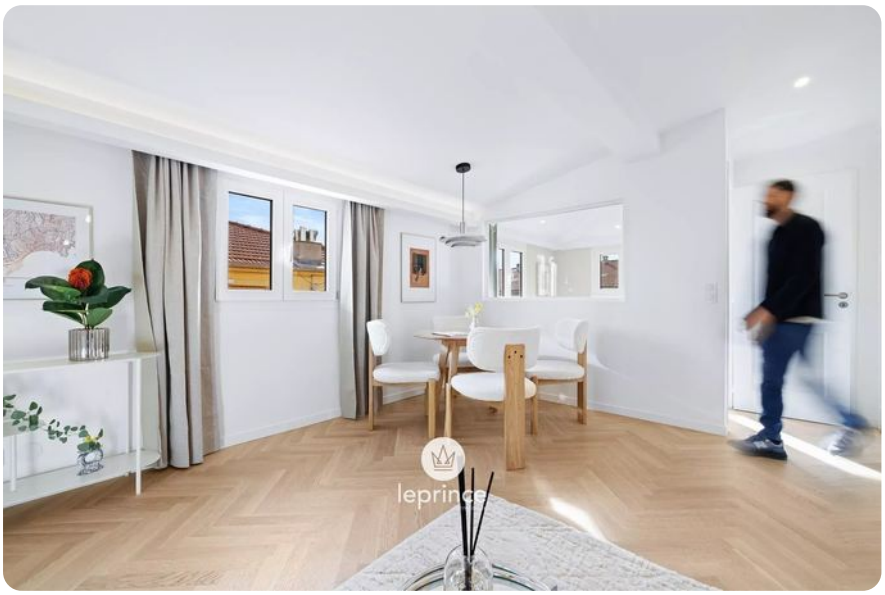
2 rooms in Old Town

€268,000

Old Town · 2 rooms · 32 m² in size



Key details

Surface area	**32 m²**
Rooms	**2**

DPE (Energy) **C**

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

In the heart of Old Nice, just steps from Place du Palais, this charming two-room apartment offers a unique blend of historical character and modern comfort. Perched on the top floor, the apartment provides stunning, unobstructed views of the surrounding rooftops, bell towers, and hills, extending all the way to the Observatory. Its layout includes an entrance, a newly fitted and equipped kitchen, and a large living room with custom cupboards. The space is complemented by a guest WC, a shower room with a window, and a cozy corner bedroom.

The apartment has been completely renovated, furnished, and decorated by a local decorator, maintaining a perfect balance between its authentic roots and a bohemian flair. The design features a corner glass roof and multiple windows, creating open volumes that flood the space with light while preserving the apartment's original charm. This property is ideal as a pied-à-terre or a rental investment, with the added benefit of authorized seasonal rentals.

Although situated in an old building without an elevator, the common areas are in excellent condition, enhancing the overall appeal of this ideally located residence. A complete presentation file and an immersive virtual tour are available upon request.

Agency fees are the responsibility of the seller.

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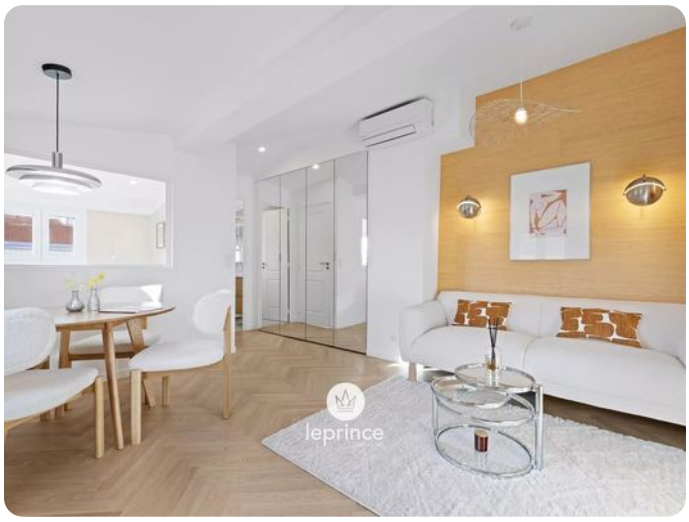









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