2 rooms in Old Town

€235,000

Old Town · 2 rooms · 29 m² in size

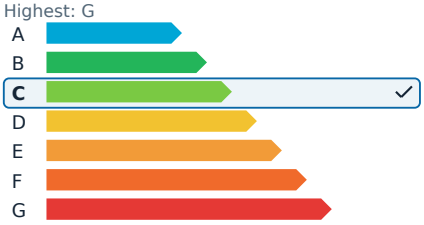


Key details

Surface area	**29 m²**
Rooms	**2**
Annual charges	**€600 /yr**

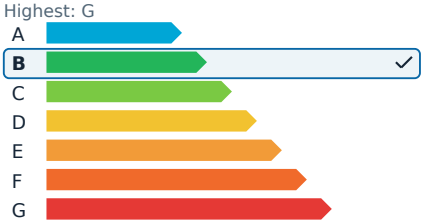
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Old Nice, just steps from the iconic Place Rossetti, this charming 2/3 room attic apartment offers a unique blend of authenticity and Mediterranean ambiance. Nestled in one of Nice's most sought-after neighborhoods, this property is perfect for those who appreciate character and exceptional locations.

Set on a quiet street yet close to lively restaurants, bustling terraces, local shops, the flower market at Cours Saleya, and the beaches, the apartment provides a privileged setting where everything is within walking distance. Experience the vibrant life of Nice's historic center while enjoying the tranquility of your home.

Upon entering, the charm is immediate. Situated under the eaves, this bright apartment exudes a cozy and authentic atmosphere with its sloped ceilings, exposed beams, and unique character. Natural light floods the space through numerous openings, offering unobstructed views—a rare advantage in this area. The calm and privacy of the apartment create an immediate sense of well-being.

The main living area is warm and inviting, allowing for a comfortable lounge and dining space. The open kitchen seamlessly integrates into the layout, enhancing the feeling of space and conviviality. The apartment includes a pleasant bedroom and an additional room that can serve as a guest bedroom, office, dressing room, or workspace, providing great flexibility.

This property is an ideal opportunity for a charming primary residence, a characterful pied-à-terre on the Côte d’Azur, or a quality rental investment in a highly sought-after area year-round. Its exceptional location, tranquility, brightness, and lack of overlooking neighbors make it a particularly rare find in the Old Nice market.

With immediate access to the tramway, beaches, the port, the Promenade des Anglais, and all amenities, this apartment meets all the criteria for fully enjoying the Niçoise lifestyle.

Agency fees are paid by the seller. Property tax is €432 per year, with monthly charges of €50. The co-ownership consists of 20 lots, and there are no ongoing legal proceedings.

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