2 rooms in Old Town

€465,000

Old Town · 2 rooms · 41 m² in size

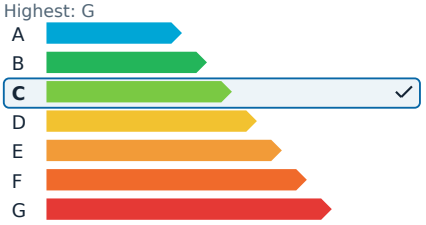


Key details

Surface area	**41 m²**
Rooms	**2**
Annual charges	**€1,704 /yr**

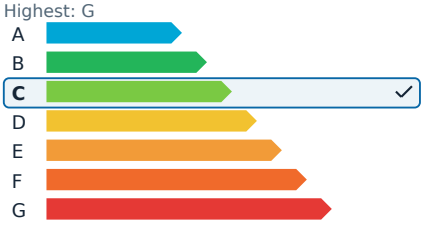
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the vibrant heart of Nice's Port district, this charming two-room apartment offers a blend of historical allure and modern convenience. Situated within the iconic "Roccabella" building, an Art Deco masterpiece constructed in 1930 at the foot of the Château, this 42 m² residence was thoughtfully renovated in 2023. The apartment boasts unobstructed views of the Port, providing a serene and exclusive living environment.

The bright and functional living area features a seamlessly integrated open kitchen, fully equipped and designed to complement the living space. High-quality materials and custom-made fittings highlight the meticulous renovation, optimizing space with bespoke storage solutions throughout.

The bedroom continues the architectural theme, with a custom-designed headboard and integrated, practical storage. The fully refurbished shower room includes a WC and an integrated laundry space. The apartment is air-conditioned and ready for immediate use, showcasing high-end finishes in every room.

This property is not only ideal for personal use but also represents a compelling investment opportunity. With seasonal rentals permitted and consistently high demand in this sought-after Port of Nice area, it offers significant potential for rental income.

The agency fees are the responsibility of the seller.

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