

Three-bedroom apartment in Old Town €1,160,000

Old Town · 3 bedrooms · 108 m² in size



Description

Experience the allure of an exceptional 110 m² apartment, nestled in one of the most picturesque streets in the heart of Vieux-Nice. This exquisite residence offers an unparalleled blend of historical charm and modern convenience, perfect for those who appreciate the vibrant life of Vieux-Nice with its colorful facades and lively streets, all within a short stroll to the sea, Cours Saleya, bustling markets, restaurants, and shops. Whether you're seeking a primary residence, a luxurious pied-à-terre, or a premium investment property, this location offers it all.

Upon entering the building, you'll be greeted by a serene and elegant atmosphere, a stark contrast to the lively neighborhood outside. Situated on the second floor with elevator access, this stunning four-room apartment features three bedrooms and boasts a

beautifully restored facade. The moment you step inside through the secure entrance, you're welcomed by a grand reception area with impressive high ceilings and spacious rooms.

Every detail in this apartment has been meticulously renovated to offer absolute comfort. The selection of materials, quality finishes, and tasteful decor create a soothing and unique ambiance. With two bathrooms and ample storage space, this home is ideal for families or for hosting guests with ease and independence. The high-end BINOVA kitchen is fully equipped, ensuring a seamless cooking experience.

"Gabrielle" combines the charm and spaciousness of a classic residence with modern comforts such as air conditioning, double glazing, fiber optics, and a reinforced door. A cellar adds to the appeal of this rare find.

This apartment is part of a co-ownership with 24 main lots. It has an energy efficiency rating of B, with monthly management charges of €119 and a property tax of €950. There are no ongoing legal proceedings to our knowledge.

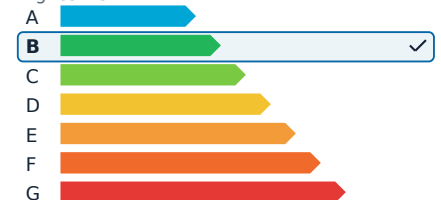
Key details

Surface area	108 m²
Bedrooms	3
Floor	2nd
Lift	Yes
Outside space	No
Monthly charges	€119 /mo

DPE (Energy)

B

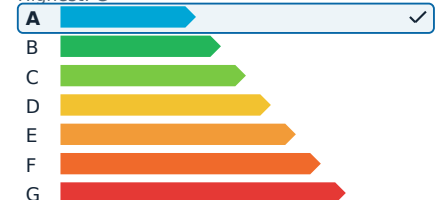
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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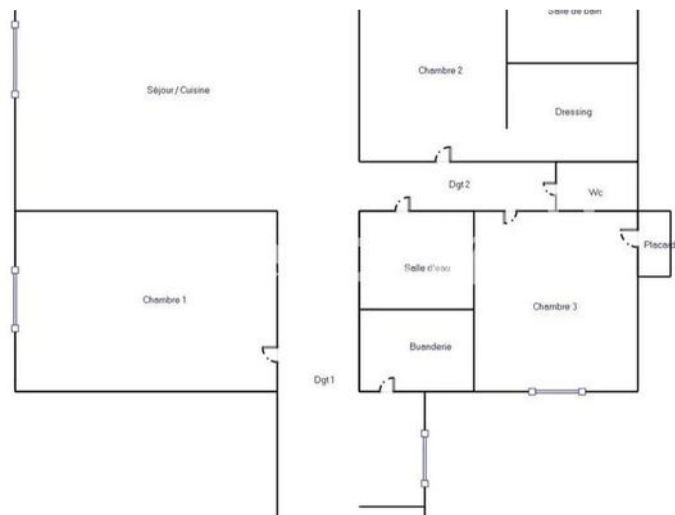
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