3 rooms in Old Town

€680,000

Old Town · 3 rooms · 88 m² in size

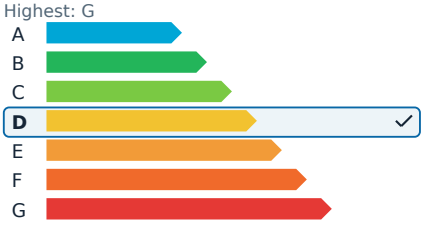


Key details

Surface area	**88 m²**
Rooms	**3**
Floor	**4th**
Terrace	**Yes**
Annual charges	**€1,880 /yr**

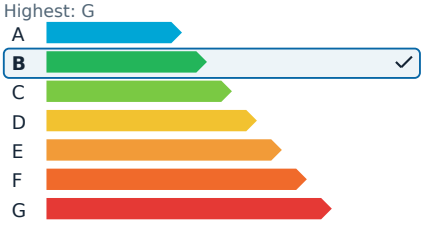
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

Discover a charming apartment in the heart of Vieux Nice, just steps away from the vibrant Place Garibaldi. This spacious three-room residence spans 88 square meters and is situated on the fourth and top floor of a characterful building. A private corner rooftop terrace of approximately 100 square meters accompanies the property, offering an exceptional outdoor living space. Upon entering, you are greeted by generous volumes, dual exposure, and a bright, expansive living room that seamlessly connects to a modernized, fully equipped kitchen. The apartment includes two bedrooms, with the main bedroom exceeding 20 square meters and featuring an adjoining Italian-style shower. Original vaulted ceilings add to the unique charm of the Vieux Nice setting, with no renovations needed. Each room is equipped with reversible air conditioning.

The standout feature of this property is undoubtedly one of the largest terraces in Vieux Nice. This open-air living area provides breathtaking views over the rooftops, the Château hill, and the bell tower, making it perfect for entertaining and enjoying the sun all year round. The building is part of a small co-ownership with low charges, and the location offers easy access to shops, markets, restaurants, and the tramway, all within walking distance. This rare find is available for viewing upon request, seven days a week.

This property is part of a co-ownership consisting of 8 lots, with 3 lots included in this offer. There are no ongoing legal proceedings as per Article L. 721-1 of the Construction and Housing Code. The average monthly management cost is reported by the seller to be €156.67, totaling €1,880 annually. Agency fees are to be paid by the seller.

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