3 rooms in Old Town

€438,000

Old Town · 3 rooms · 59 m² in size



Key details

Surface area	**59 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€1,296 /yr**

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

Enjoy a tranquil lunch on a sun-drenched south-facing terrace with a view of a beautifully landscaped internal garden, offering absolute peace in the heart of Vieux-Nice. This property is located in one of the most sought-after residences in the area. Just steps away from Place Garibaldi, the Port of Nice, Place du Pin, the Promenade des Anglais, and the Coulée Verte, this 59.04 square meter apartment is part of the modern and prestigious La Providence residence. The building includes an elevator, a rare feature in this historic neighborhood.

From the moment you enter, you are greeted by the apartment's abundant natural light, functional layout, and remarkably peaceful surroundings. The living area, which opens onto the south-facing terrace, offers a delightful view of the residence's interior gardens. The terrace is an extension of the living space and comfortably accommodates a table for four, perfect for outdoor dining.

The open kitchen blends seamlessly with the living area, creating a bright and inviting space. Originally designed as a three-room apartment, it is currently configured as a spacious two-room unit to enhance the living area. Reverting to a three-room layout is straightforward, requiring only the reconstruction of the original partition, for which the door is already in place. This modification would provide a second bedroom with direct terrace access.

The current bedroom, located on the interior side of the residence, enjoys a particularly quiet environment, ideal for a main bedroom. The proposed layout would include a pleasant living room with an American kitchen, two independent bedrooms—one with direct terrace access—and a distribution well-suited for a primary residence, family home, pied-à-terre, or investment property. The existing bathroom can also be transformed into a contemporary shower room. The estimated budget for this transformation is between €25,000 and €30,000, resulting in a modern apartment that meets current expectations.

La Providence residence boasts an exceptional location between Vieux-Nice, Place Garibaldi, and the Port. Within minutes, you can walk to the restaurants and terraces of Vieux-Nice, Place du Pin, the Port basin, the Coulée Verte, the beaches, the tramway, and everyday shops. Yet, once home, you can enjoy the rare calm provided by the

3 rooms in Old Town

€438,000

Old Town · 3 rooms · 59 m² in size





3 rooms in Old Town

€438,000

Old Town · 3 rooms · 59 m² in size













3 rooms in Old Town

€438,000

Old Town · 3 rooms · 59 m² in size











