# 3 rooms in Old Town

**€450,000**

Old Town · 3 rooms · 59 m² in size



## Key details

| | |
|---|---|
| Surface area | **59 m²** |
| Rooms | **3** |
| Floor | **6th** |
| Lift | **Yes** |
| Terrace | **Yes** |

**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

In the heart of one of the most sought-after residential complexes in the old town, this exquisite two-room apartment, easily convertible into three rooms, awaits your visit. It features an entryway, a living room, a dining area, an open kitchen, and a south-facing terrace overlooking the serene garden of the complex. The apartment also includes a comfortable bathroom, ample storage, and a spacious bedroom with views of the lush greenery. Bright and airy, this home is just steps away from Garibaldi Square, the tramway, restaurants, and the vibrant activities of the port and Old Nice. The complex is secure and tranquil, located in the prime area of the port, offering a rare opportunity to own such a property.

The property is part of a co-ownership with 103 main lots. The seller is responsible for the agency fees. There are no ongoing legal proceedings to our knowledge. The annual co-ownership charges amount to 1,298 euros.

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