3 rooms in Old Town

€589,000

Old Town · 3 rooms · 64 m² in size



Key details

Surface area	**64 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Annual charges	**€1,598 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

In the heart of the highly sought-after Port of Nice district, within the prestigious Palais Bellevue, this beautiful 64m² apartment offers a blend of historic charm and modern convenience. Positioned on the first floor with elevator access, the residence boasts a cross-ventilation design with South-East and North-West exposures, allowing for exceptional natural light and stunning views of the port and the sea.

The apartment features a spacious living room, an independent kitchen, two bedrooms, a bathroom with WC, a hallway, and ample closet space. The building itself is a remarkable example of Belle Époque architecture, emblematic of the area, and provides an unbeatable location close to the port, shops, restaurants, public transport, and all essential amenities.

This property is part of a co-ownership consisting of 20 lots. The annual budget for common expenses is 1,598 euros. The seller is responsible for the agency fees. Estimated annual energy costs for standard use range between 1,240 and 1,710 euros.

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