3 rooms in Old Town

€350,000

Old Town · 3 rooms · 74 m² in size

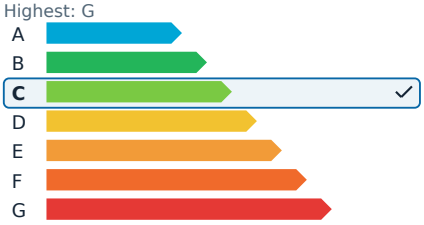


Key details

Surface area	**74 m²**
Rooms	**3**
Annual charges	**€708 /yr**

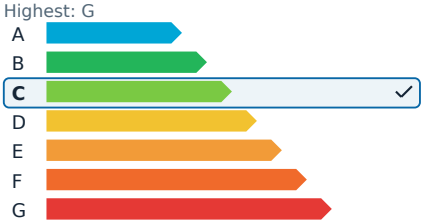
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the heart of the historic center of Vieux-Nice, this charming F4 apartment offers a serene retreat just steps away from the bustling Promenade des Anglais. Spanning approximately 74 square meters, the apartment is situated on the third floor and benefits from a southern exposure. Its prime location provides easy access to local shops and the tramway, which is just a five-minute walk away.

The apartment is part of the Palais des Galléan de Châteauneuf, a building rich in history, associated with one of the oldest and most influential noble families of the County of Nice. The common areas are adorned with sculpted mascarons, adding to the building's historic charm.

Inside, the apartment features an entrance, two bedrooms, a study perfect for remote work, a welcoming living space with a lounge and kitchen, a bathroom, and a separate WC. Double glazing throughout ensures comfort, with some windows featuring transoms for added natural light and ventilation. Hot water is supplied by a gas boiler, serviced annually, and heating is provided by efficient individual electric radiators.

An additional room, accessible directly from the landing, is included with the property, offering a rare opportunity to expand the living area. Nestled in a particularly quiet street, the apartment surrounds the building's inner courtyard, ensuring tranquility and a preserved coolness.

This property holds significant potential and awaits a renovation project to unlock its full charm, transforming it into an exceptional apartment in the heart of Nice. It is a rare opportunity that should not be missed.

The property consists of 2 lots within a co-ownership of 15 lots. The monthly management charges are 59€, and there are no ongoing legal proceedings. Agency fees are covered by the seller.

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