# 3 rooms in Old Town

**€420,000**

Old Town · 3 rooms · 46 m² in size



## Key details

| | |
|---|---|
| Surface area | **46 m²** |
| Rooms | **3** |
| Floor | **5th** |

**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 vibrant heart of Vieux-Nice, just steps from the renowned Place Rossetti, is a charming top-floor three-room apartment nestled under the eaves, offering a unique and privileged living experience. Spanning 46 m² under the Loi Carrez (66 m² in total), this residence has been meticulously renovated by an architect, featuring high-quality finishes and materials.

The apartment boasts a bright and welcoming living area, perfectly arranged and open to a fully furnished, high-end kitchen, highlighted by an elegant central island. The sleeping area includes two cozy, sloped-ceiling bedrooms of approximately 12 m² each, separated by a stunning smoked glass partition. Thoughtfully optimized storage and a comfortable ambiance enhance this space. The property also includes a pristine shower room with a toilet.

One of the standout features is the magnificent west-facing terrace, offering absolute tranquility and a panoramic view over the rooftops of Vieux-Nice, with breathtaking sunsets. This exceptional setting allows for full enjoyment of the gentle Niçoise climate.

The apartment is filled with natural light and is situated in a peaceful area, yet is in immediate proximity to shops, restaurants, and transport, all while retaining the charm and authenticity of Vieux-Nice. The co-ownership permits seasonal rentals, making this a rare find in the area. A visit is highly recommended.

Information regarding potential risks for this property is available on the Géorisques website:

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