3 rooms in Old Town

€379,000

Old Town · 3 rooms · 63 m² in size

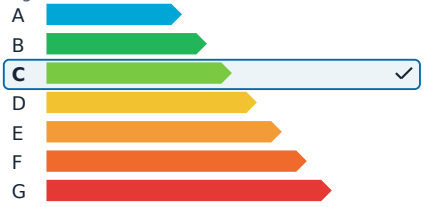


Key details

Surface area	**63 m²**
Rooms	**3**
Floor	**3rd**
Annual charges	**€1,236 /yr**

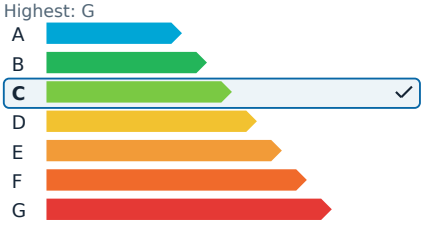
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This charming 3-room apartment is positioned on the top floor of a traditional Nice building, offering a rare blend of urban vibrancy and tranquility. Situated at the foot of the tramway (Line 1) and directly across from the Coulée Verte and Masséna High School, it is in close proximity to the lively Place Garibaldi with its sunny terraces and shops. The apartment is just on the edge of Old Nice, a bustling area filled with markets, restaurants, and amenities, yet it maintains a peaceful atmosphere once you step inside.

The living space is bright and airy, featuring a living room with a dining area and an open, functional kitchen. The apartment benefits from an east-west configuration, allowing natural light to flood through. It comprises two well-sized bedrooms with ample storage and a well-optimized shower room with a WC. High-quality features include reversible air conditioning in all rooms, tilt-and-turn double glazing, and an armored door. The property is sold fully furnished, with furniture valued at €20,000, making it ready for immediate use. Seasonal rentals are permitted by the co-ownership, enhancing its investment potential.

Located just a 7-minute walk from the beaches of the Promenade des Anglais, this apartment is perfect for those who wish to enjoy the city's lively pace and authenticity while retreating to a calm and comfortable home. Opportunities like this are rare in this sought-after sector of Nice.

The apartment is part of a co-ownership consisting of 28 lots. The average monthly management cost is €103. The property has an energy efficiency rating of class C with an index of 72 and a climate class of C with an index of 11. Agency fees are payable by the seller. There are no ongoing legal proceedings associated with the property.

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