3 rooms in Old Town

€486,000

Old Town · 3 rooms · 73 m² in size



Key details

Surface area	**73 m²**
Rooms	**3**
Floor	**3rd**
Lift	**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

This charming three-room apartment, originally a four-room layout, spans 73 square meters and is perched on the third floor of a characterful Niçois building. The property has been fully renovated with high-quality materials, boasting a triple exposure that floods the space with natural light and offers unobstructed views of Mont-Boron.

The apartment features a spacious living room that opens onto two balconies facing east and south, a modern, fully-equipped kitchen, two large bedrooms, a bathroom with both a bathtub and a shower, and a separate toilet. High ceilings, ample storage, and the comfort of reversible air conditioning enhance the appeal of this home.

A closed garage of 16.8 square meters is available nearby as an optional addition to the property. The allowance for seasonal rentals is a rare benefit in this neighborhood.

The location is ideal, with immediate access to shops, schools, and tram lines 1 and 2. The well-maintained co-ownership has no ongoing legal proceedings.

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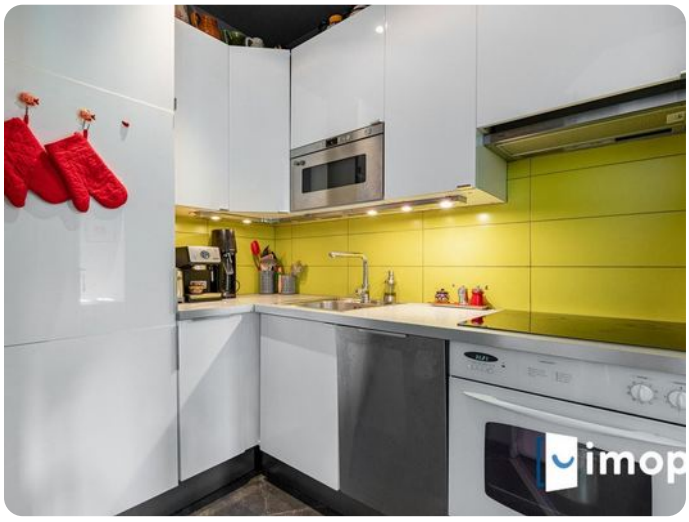





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