3 rooms in Old Town

€315,000

Old Town · 3 rooms · 43 m² in size



Key details

Surface area	**43 m²**
Rooms	**3**

DPE (Energy) **F**

Lowest: A
Highest: G

- A
- B
- C
- D
- E
- **F** ✓
- G

GES (Emissions) **C**

Lowest: A
Highest: G

- A
- B
- **C** ✓
- D
- E
- F
- G

Description

This exceptional apartment is situated at the top of the sought-after Rue Rossetti, on the edge of the Colline du Château, near the renowned Hôtel du Couvent. This rare property offers an outstanding location in the heart of Nice's historic center. Despite being nestled in a bustling area known for its vibrant, colorful streets, it maintains a serene atmosphere. Residents will enjoy immediate access to the lively Place Rossetti, charming local shops, art galleries, and a variety of dining options. The famed Promenade des Anglais and the sea are just a short stroll away.

Occupying the top floor of a traditional Niçois building, the apartment stands alone on its landing, providing remarkable peace and a unique charm. Its dual exposure ensures an abundance of natural light throughout the day, with each room offering a bright and open ambiance. The property boasts enchanting views of the Colline du Château, a lush green oasis in the heart of Vieux Nice.

In good general condition, the apartment features double-glazed windows, a functional layout, and optimized space, striking a perfect balance between the charm of the old and modern comfort. One of its significant advantages is the particularly low co-ownership charges, making it an attractive option for a primary residence, a pied-à-terre, or a rental investment.

The location, just steps from the prestigious recently opened Hôtel du Couvent, a five-star establishment, further enhances the property's appeal, adding to its heritage and tourist attraction.

Currently rented at €950 per month with a furnished lease, the apartment is scheduled for release by February 10, 2026.

The property is part of a co-ownership with XX main lots. Annual charges amount to €600. There are no ongoing legal proceedings. Agency fees are covered by the seller.

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