4 rooms in Old Town

€459,000

Old Town · 4 rooms · 83 m² in size

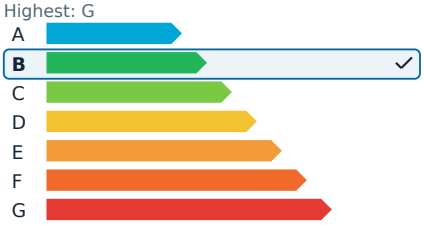


Key details

Surface area	**83 m²**
Rooms	**4**
Floor	**4th**
Annual charges	**€1,092 /yr**

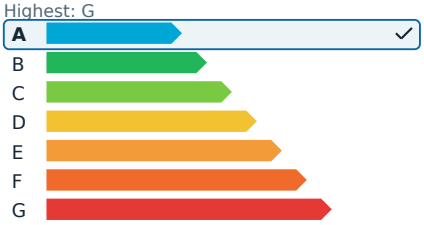
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the vibrant heart of Vieux-Nice, this charming apartment offers an exceptional living experience just steps away from the iconic Cours Saleya, the bustling Promenade des Anglais, and the lively Place Masséna. Positioned on the fourth and top floor of a historic building, this residence is surrounded by a plethora of shops, restaurants, and cafes, making it an ideal spot for those who enjoy the lively local culture. The building itself is well-maintained, though it does not have an elevator.

The apartment spans 115 square meters, with 84 square meters under the Carrez law, and features a bright and spacious living area, a fully equipped kitchen, three bedrooms, and two bathrooms with toilets. Despite its central location, the apartment remains peaceful and filled with natural light, offering a unique charm and a warm atmosphere thanks to its tasteful renovation and decoration. Modern comforts such as air conditioning and double glazing are included, and the property is sold fully furnished with low maintenance costs. This is a rare opportunity to enjoy the blend of location, comfort, and charm that living in the heart of Vieux-Nice provides.

Estimated annual energy expenses for standard usage range from €871 to €1,179, indexed to the years 2021, 2022, and 2023, including subscriptions.

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