4 rooms in Old Town

€390,000

Old Town · 4 rooms · 82 m² in size



Key details

Surface area	**82 m²**
Rooms	**4**
Floor	**1st**
Lift	**Yes**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

In the vibrant Port district of Nice, just steps from the bustling Place Garibaldi with its array of shops and restaurants, you'll find this charming apartment awaiting renovation. Nestled in a baroque-style building completed in 1787, the property spans 83 square meters and features a welcoming entryway leading to a 34-square-meter living area. This space benefits from a central skylight, offering unique brightness and a westward orientation.

The apartment includes a fitted kitchen and a sleeping area with three 13-square-meter bedrooms, each with built-in storage. A bathroom and separate toilet complete the layout. This property is a true gem within an iconic neighborhood of Nice, reflecting the city's architectural heritage and unique lifestyle.

The seller is responsible for the agency fees. The property is part of a co-ownership with 47 lots. There are no ongoing legal proceedings. The energy consumption is rated at 251 kWh/m² per year, with greenhouse gas emissions at 38 kg CO2/m² per year. Estimated annual expenses for standard use range from 1,830 to 2,476 euros.

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