4 rooms in Old Town

€950,000

Old Town · 4 rooms · 69 m² in size



Key details

Surface area	**69 m²**
Rooms	**4**
Floor	**3rd**
Balcony	**Yes**
Annual charges	**€2,189 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

This charming duplex apartment offers an exceptional living experience with its breathtaking panoramic views of the sea and the Baie des Anges. Spanning 70 m² according to the Carrez law and a total of 110 m², the property features a well-thought-out layout. The main level includes an inviting hall, a living room, a kitchen, and a bedroom complete with an en-suite bathroom and ample storage. Upstairs, you will find two additional bedrooms, a bathroom, and a shower room. The apartment also boasts a southwest-facing balcony, perfect for enjoying the stunning vistas.

Set within a beautiful and well-maintained Niçois building, the apartment benefits from a prime location on Quai Rauba Capeu. This area is known for its picturesque scenery and vibrant atmosphere, offering a perfect blend of natural beauty and urban convenience.

The estimated annual energy expenses for standard usage range between €1,748 and €2,364, including subscriptions, based on the years 2021, 2022, and 2023.

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