4 rooms in Old Town

€699,000

Old Town · 4 rooms · 85 m² in size



Key details

Surface area	**85 m²**
Rooms	**4**
Floor	**5th**
Terrace	**Yes**
Annual charges	**€1,584 /yr**

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 superb 4-room apartment in Vieux Nice offers a generous 85 m² of fully renovated living space, featuring a stunning 18 m² wrap-around terrace with views over the Coulée Verte. The location is prime, just a short stroll from Place Massena, the tramway, and the famous Promenade des Anglais.

Perched on the fifth and top floor, this bright and air-conditioned apartment spans 76.50 m² under the Carrez law. It includes a spacious 32 m² living area with an open-plan kitchen that opens onto the terrace, three bedrooms, two bathrooms, three toilets (two of which are separate), and ample storage. This property is an ideal combination of a pied-à-terre and a rental investment opportunity.

The estimated annual energy expenses for standard use range between €772 and €1044, based on 2021 rates including subscriptions.

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