5 rooms in Old Town

€460,000

Old Town · 5 rooms · 106 m² in size



Key details

Surface area	**106 m²**
Rooms	**5**
Floor	**4th**
Balcony	**Yes**
Annual charges	**€1,080 /yr**

DPE (Energy)

NS

GES (Emissions)

NS

Description

Discover an exceptional opportunity in the charming Garibaldi district of Nice, just moments from the Port, Place Garibaldi, the tramway, and a variety of shops and amenities. This spacious 5-room apartment spans 106 m² and is ready for a complete renovation, offering a blank canvas to create a bespoke living space tailored to your desires.

Perched on the 4th floor of a building without an elevator, the apartment benefits from an East/West orientation, ensuring abundant natural light throughout the day. A balcony overlooking a quiet courtyard provides a peaceful retreat from the bustling city life.

The layout of the apartment is highly versatile, presenting numerous possibilities for customization and significant potential for value enhancement. A standout feature is the property's divisibility into 3 or 4 lots, making it a rare find for investors or developers interested in property division or optimizing rental returns.

Annual charges: €1,080
Number of lots: 13

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