5 rooms in Old Town

€595,000

Old Town · 5 rooms · 97 m² in size



Key details

Surface area	**97 m²**
Rooms	**5**
Floor	**3rd**
Lift	**Yes**

DPE (Energy) **D**

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 heart of Vieux-Nice, just steps away from the Cathédrale Sainte-Réparate, this elegant 98-square-meter apartment offers a remarkable view over the rooftops of the old town, its dome, and the waterfall of the Colline du Château. Perched on the third floor of a characterful building with an elevator, accessible via a unique inter-level system, the apartment impresses with its generous spaces and an impressive ceiling height of 3.5 meters.

The layout includes a welcoming entrance, a bright double living room, two spacious bedrooms, and a third smaller bedroom that is perfect for a child, a study, or a guest room. It also features two bathrooms and a kitchen. Those who appreciate historical charm will be captivated by the preservation of numerous original elements, such as beautiful old terracotta tiles, cement tiles, and in some rooms, remarkable old painted decorations. The entire space benefits from excellent natural light and a rare authentic charm.

This property presents a strong potential and a rare opportunity to live in the heart of Vieux-Nice, combining historical character, spaciousness, brightness, and a prime location. It is a unique and characterful home, ideal for those who value heritage and authenticity, seeking a generous space in one of Nice's most iconic areas.

A large cellar is available for purchase in addition to the listed price.

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