

Two-bedroom apartment in Old Town

€1,590,000

Old Town · 2 bedrooms · 90 m² in size



Description

Discover this apartment on Rue des Ponchettes, in the highly sought-after Quai Rauba Capeu area, directly opposite the iconic "I Love Nice" sign and close to the Castle Hill and Old Nice. This central and desirable location provides a unique lifestyle that blends the charm of the sea with the vibrancy of city living.

The apartment is part of a prestigious residence with a concierge, positioned on the second floor with elevator access. Spanning 92 square meters, it opens into a spacious entrance with built-in closets for functional and discreet storage. The 21-square-meter living room, bathed in sunlight due to its south-facing orientation and large windows, leads to an 11-square-meter terrace with direct views of the Baie des Anges. This outdoor space serves as an extension of the living area, perfect for enjoying sunny days.

The sleeping area comprises two comfortable 15-square-meter bedrooms, both offering sea views, with one providing direct access to the terrace. The independent kitchen is well-appointed and equipped, featuring a balcony that overlooks the rocky landscape of Castle Hill, making it a practical space for daily use. The apartment also includes a spacious bathroom with natural stone finishes and a separate toilet for added convenience.

A rare feature in this city center area is the availability of a garage, offered at an additional cost of €60,000, which is a significant advantage in an area where parking is limited. A cellar is also included, providing extra storage space.

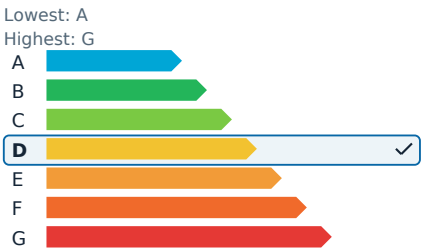
This apartment is ideal for those seeking a primary residence, a pied-à-terre, or an investment in one of Nice's most iconic and prestigious locations, just steps away from the sea and local amenities.

Key details

Surface area	90 m²
Bedrooms	2
Floor	2nd
Lift	Yes
Outside space	Terrace

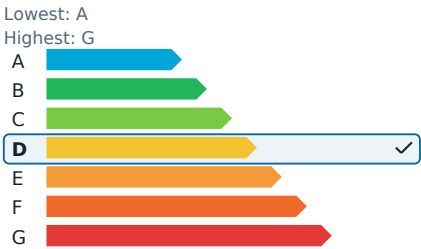
DPE (Energy)

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GES (Emissions)

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