

Two-bedroom apartment in Old Town

€1,225,000

Old Town · 2 bedrooms · 92 m² in size



Description

Experience the charm of this apartment located on Rue des Ponchettes, right in the heart of the highly sought-after Quai Rauba Capeu area. Positioned opposite the iconic "I Love Nice" sign and just moments away from the Castle Hill and Old Nice, this address offers a unique lifestyle that harmoniously blends the allure of the sea with the vibrancy of city life.

Set within an upscale residence with a concierge, this second-floor apartment, accessible by elevator, spans 92 square meters. It welcomes you with a spacious entryway complete with built-in closets for functional and discreet storage. The 21-square-meter living room, bathed in natural light due to its southern exposure, opens onto an 11-square-meter terrace with a direct view of the Baie des Anges. This outdoor space serves as an extension of the living

area, perfect for enjoying sunny days.

The sleeping area features two comfortable bedrooms, each 15 square meters, also offering sea views, with one providing direct access to the terrace. The independent kitchen, equipped and functional, includes a balcony overlooking the rock of Castle Hill, enhancing daily convenience. A spacious bathroom adorned with natural stone and a separate WC add to the comfort of this home.

A rare asset in this central city location is the garage, available for an additional €60,000, a significant advantage in an area where parking is limited. Additionally, a cellar provides extra storage space.

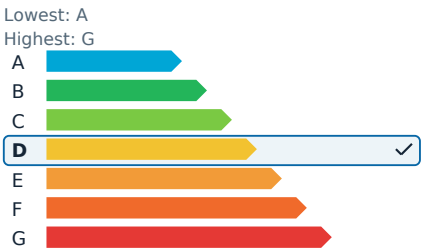
This apartment is ideal for those seeking a primary residence, a pied-à-terre, or an investment in one of Nice's most iconic and prestigious locations, just steps from the sea and local amenities.

Key details

Surface area	92 m²
Bedrooms	2
Floor	2nd
Lift	No
Outside space	Terrace
Monthly charges	€337 /mo

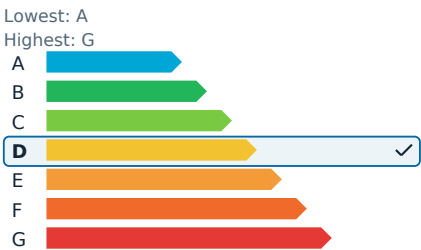
DPE (Energy)

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GES (Emissions)

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