Two-bedroom apartment in Old Town

€670,000

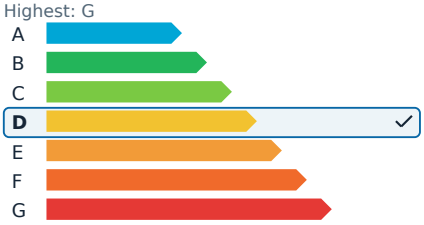
Old Town · 2 bedrooms · 90 m² in size

Key details

Surface area	**90 m²**
Bedrooms	**2**
Floor	**2nd**
Lift	**No**
Outside space	**Balcony**
Monthly charges	**€148 /mo**

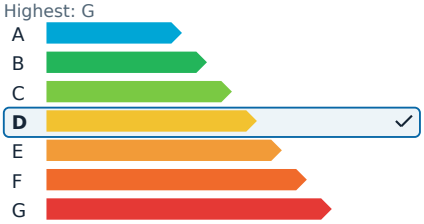
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the heart of Vieux-Nice, known for its iconic charm and high desirability, stands an elegant apartment offering 100 square meters of floor space, with 90.02 square meters under the Carrez law. This unique living space harmoniously blends the charm of Nice with contemporary and meticulous decoration. The apartment boasts impressive volumes, a remarkable ceiling height of over 3 meters, and a balcony—a true luxury in this sought-after area.

Upon entering, the apartment reveals a warm and distinctive atmosphere. Bright colors, carefully chosen materials, and subtly coordinated decorative elements create an interior that is both elegant and welcoming. The generous volumes, enhanced by the high ceilings, amplify the sense of space and give each room a distinct identity.

The living area, both convivial and full of character, is centered around a contemporary lounge, accentuated by deep-toned furniture and carefully selected decorative elements. The kitchen, functional and well-appointed, seamlessly integrates into this setting with elegance. Its bar area is ideal for everyday meals and social gatherings, naturally extending the reception spaces.

In the sleeping area, two bedrooms currently provide an intimate and comfortable setting. However, the layout of the property allows for the easy creation of a third bedroom, catering to individual needs and preferences. This flexibility is a significant advantage, enabling adaptation for family living, a home office, or an additional bedroom.

Outside, the balcony completes this ensemble, offering a privileged space to enjoy a sunny coffee, relax, or simply take in the mild Mediterranean climate, accompanied by the sea breeze. Located just 500 meters from the Promenade des Anglais, the apartment benefits from its close proximity to the coastline. Having a private outdoor space is a rare and highly sought-after feature in Vieux-Nice.

Beyond its spaciousness and layout, the apartment captivates with its decorative identity and unique atmosphere. Each space is thoughtfully designed, striking a subtle balance between functionality, elegance, and a gentle way of life. This characterful property offers multiple possibilities, combining generous dimensions, remarkable ceiling height, potential for customization, and a rare balcony in the area. It is a charming address for those seeking an elegant and adaptable interior, at the heart of authentic Nice, just minutes from the seaside.

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