Three-bedroom apartment in Old Town

€350,000

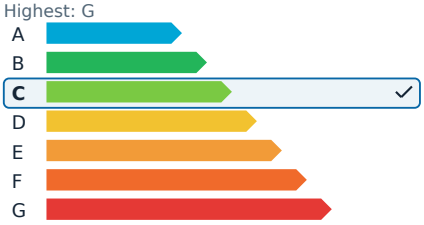
Old Town · 3 bedrooms · 74 m² in size

Key details

Surface area	**74 m²**
Bedrooms	**3**
Floor	**Ground**
Lift	**No**
Outside space	**No**
Monthly charges	**€59 /mo**

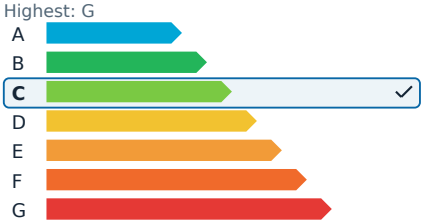
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

Discover a charming F4 apartment in the heart of Nice's historic district, offering a serene escape just moments from the bustling Promenade des Anglais. This delightful 74 m² residence is situated on the third floor and benefits from a southern exposure that floods the space with natural light. Enjoy the convenience of nearby shops and a tramway stop just a five-minute walk away.

The apartment is part of the Palais des Galléan de Châteauneuf, a historically significant building linked to one of Nice's oldest noble families. The shared areas are adorned with sculpted mascarons, adding to the unique historical ambiance. Inside, the apartment features an entrance, two bedrooms, a home office perfect for remote work, a welcoming living area with a kitchen, a bathroom, and a separate toilet. Double-glazed windows and some with additional skylights ensure brightness and natural ventilation, while a gas boiler provides hot water, and efficient electric radiators offer heating.

An additional room, accessible from the landing, is included with the property, presenting a rare opportunity for expansion. Situated around the building's inner courtyard, the apartment enjoys absolute tranquility and a cool, refreshing atmosphere, away from the lively streets of Vieux-Nice. With considerable potential, this property is ready for a beautiful renovation project to transform it into an exceptional home in the heart of Nice—a rare opportunity not to be missed.

This property encompasses two lots within a co-ownership of 15 lots, with no ongoing legal proceedings. The average monthly management cost is €59. The energy efficiency rating is class C with an energy index of 164 and a climate index of 11. Agency fees are the responsibility of the seller.

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