Three-bedroom apartment in Old Town

€680,000

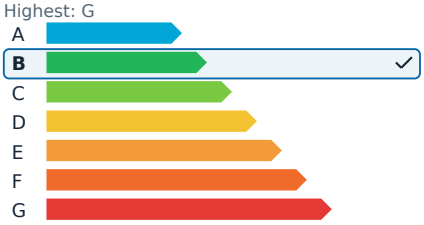
Old Town · 3 bedrooms · 96 m² in size

Key details

Surface area	**96 m²**
Bedrooms	**3**
Floor	**1st**
Lift	**No**
Outside space	**Balcony**
Monthly charges	**€165 /mo**

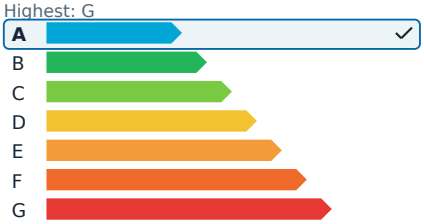
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice's most iconic district, just steps from the renowned Place Rossetti, lies a stunning 4-room apartment spanning 96 square meters. Situated on the first floor of an authentic Niçois building, this residence exudes charm from the moment you enter. The generous spaces, high ceilings, and warm atmosphere create an immediate sense of well-being, with each area thoughtfully designed for comfort and conviviality.

The apartment enjoys exceptional natural light, a rare feature in Vieux-Nice. Large windows and the impressive ceiling height flood the rooms with sunlight, enhancing the sense of space and warmth. The living area opens into a superb open-plan kitchen, fully equipped and covering over 36 square meters. This space forms the heart of the apartment, captivating with its character, welcoming nature, and generous proportions. An inviting balcony of over 2.5 square meters complements the living area.

The sleeping quarters include two beautiful bedrooms accessible from the entrance, along with a magnificent master suite of over 18 square meters. Positioned away from the main living areas, it ensures privacy and tranquility, featuring its own bathroom.

Currently operated as a seasonal rental, this apartment boasts a particularly attractive rental income history, making it an excellent investment opportunity in the most sought-after part of Vieux-Nice. With immediate access to Place Rossetti, Cours Saleya, the Promenade des Anglais, shops, restaurants, and beaches, this property offers everything needed for a primary residence, a prestigious pied-à-terre, or a quality rental investment.

This characterful apartment combines the charm of the old with spacious volumes, beautiful light, and a highly coveted address in Nice.

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