Three-bedroom apartment in Old Town

€1,090,000

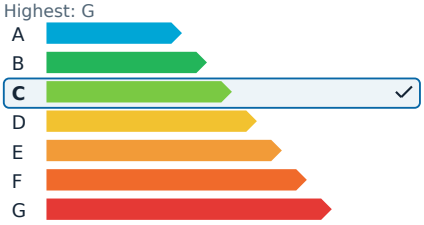
Old Town · 3 bedrooms · 104 m² in size

Key details

Surface area	**104 m²**
Bedrooms	**3**
Floor	**10th**
Lift	**Yes**
Outside space	**Terrace**
Monthly charges	**€263 /mo**

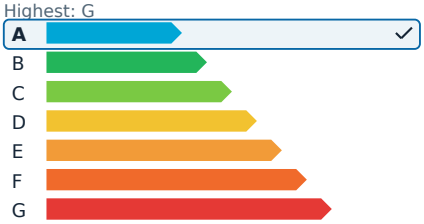
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Vieux Nice, this exceptional apartment offers a unique blend of convenience and Mediterranean charm. Perfectly positioned just steps from the tramway, and within immediate reach of shops, the port, and beaches, it occupies the top floor of a prestigious residence with a caretaker. This exclusive property impresses with its absolute tranquility, remarkable brightness, and distinctive character.

Spanning a generous 104 square meters, the four-room apartment features a spacious, light-filled living room, three comfortable bedrooms, two bathrooms with toilets, and a fully equipped independent kitchen. Outside, a stunning terrace extends the living spaces, providing breathtaking panoramic views of Nice, the surrounding hills, mountains, the shimmering sea, and the Cap d'Antibes, as well as the Estérel mountains. With a southwest exposure, the property enjoys optimal sunlight throughout the day. Some refurbishment work is needed, offering the opportunity to unlock the full potential of this unique property and personalize it to your taste. Additional amenities highly sought after in the city center include a double garage and a cellar.

Estimated annual energy costs for standard use range between €1,293 and €1,749, indexed to the years 2021, 2022, and 2023, including subscriptions.

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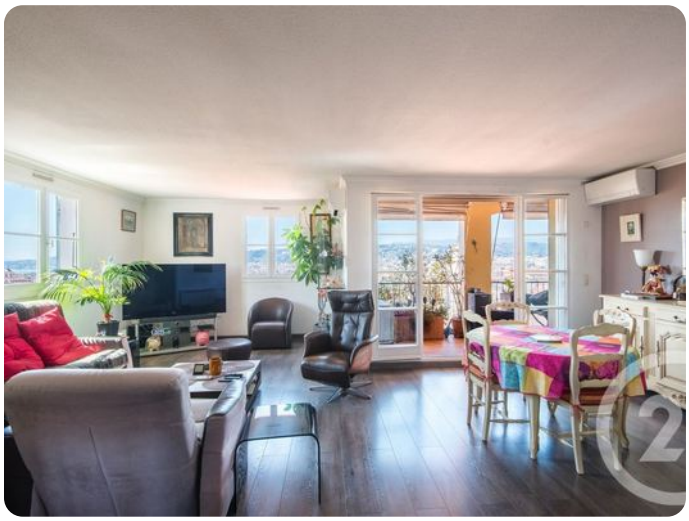
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