

# Apartment Nice

**Beaches next door, large terrace , Nice**

**Price: 1 599 000 €**

**174m<sup>2</sup> (1873sq ft)**



## **Description:**

Beaches within walking distance, old style building but completely renovated. Nice area, «Cours Saleya»: in the heart of Nice's historic center, discover this magnificent, fully renovated 4-room apartment of 174sqm, blending old-world charm with modern amenities. This exceptional property features an entrance hall, a large/fully equipped open-plan kitchen, a double living room with high ceilings, and a dining room. To complete this rare property, 3 bedrooms, each with their own bathroom and dressing room, combine luxury and comfort.

And to complete this unique property, you benefit a 26m<sup>2</sup>terrace where you can enjoy an aperitif while soaking up the sun and the view of the Mediterranean. Forget the car! Everything is within walking distance here; the ideal location of this apartment allows you to enjoy the market (flowers, flea market), numerous restaurants, the famous «Promenade des Anglais» and of course, the sea.

Incredible potential for seasonal rentals, it's authorized in the building. Self-employed professionals authorized. Close to the tram and the city center. No pending legal proceedings in the condominium. Estimate of annual energy costs between €1,230 and €1,740 per year.

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**Reference ad:**

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**Year of construction:****DPE:** 123 kWh/m<sup>2</sup>**GES:** 4 CO<sub>2</sub>/m<sup>2</sup>

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**Charges:**

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**Taxes:**

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**Details:**

▶ 3 Bathroom

▶ 1 Dining room

▶ 1 Living room

▶ 3 WC

▶ 3 Bedroom

▶ 1 Kitchen

▶ 1 Terrace

**Features:**

■ Double glazing

■ Building-estata

■ Calm

■ Joint ownership

■ Reinforced door

■ Quiet neighborhood

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**Map:**

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