



**VIZCAYA**  
NICE, LE PORT & MONT-BORON

**SALE APARTMENT - NICE VIEUX NICE - VIEUX NICE SALE LARGE RENOVATED 2  
ROOMS APARTMENT**



**Price : €295,000**

Notary fees and land registration taxes excluded

Vendor fees: €14,000

Price without fees: €281,000

Ref : 6068



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**Vizcaya**  
4 quai Papacino

06300 Nice  
0497082323  
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## Description

Bright flat of 57 m2 Carrez, top floor, crossing, fully renovated, quiet, located in a beautiful restored building with private access on the Rossetti square.

It consists of an entrance, large living room on the street with a large independent kitchen open to the living room, 1 bedroom on the courtyard, shower room and toilet.

A cellar completes this property.

Possibility of creating a lift in the residence

Surface : 57m<sup>2</sup>

Floor : 4th

Rooms : 2

Bedrooms : 0

DPE : 150 kWh/m<sup>2</sup>.an

GES : 40 kg CO2/m<sup>2</sup>.an

## Equipment

Air-conditioning

Double glazing

Intercom

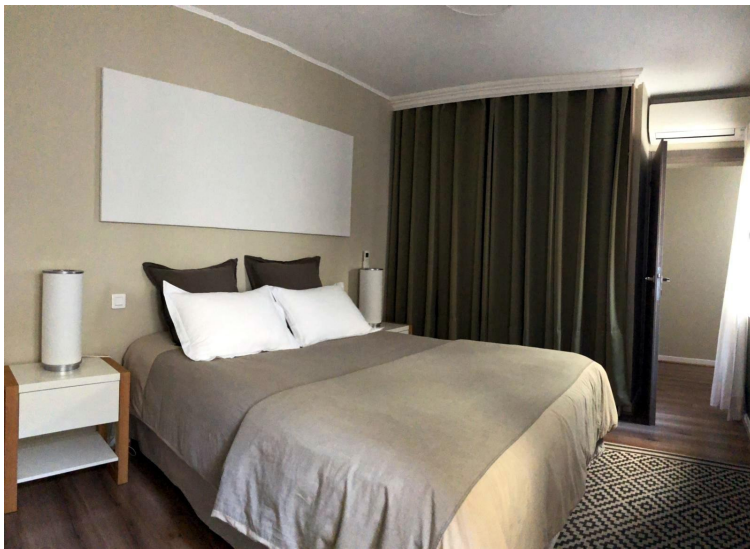
Security door

## District

### Vieux Nice

With its maze of narrow streets, its three-centuries-old houses with local colours, this venerable old lady, unlike the other areas of the city, was not subject to significant urban facelifts. The housing consists in 99% of flats. Most of the interiors were renovated to current fashion to offer a comfortable life. Nevertheless, if you do not like walking or stairs, the heart of the old town is not for you. Its higher part under the Château hill, is a softer alternative, less noisy, and more residential. In its surrounding, from the Coulée Verte to Cours Saleya, the old Nice offers however some accommodations with a view in beautiful centenarian buildings, fitted with lifts and sometimes balconies. Foreigners, young Niçois, the humble population mix in this high historical stronghold remaining attractive in terms of holiday spots or investment thanks to its unique character, its animation and to the proximity with the Promenade des Anglais and its beaches.

## Photos



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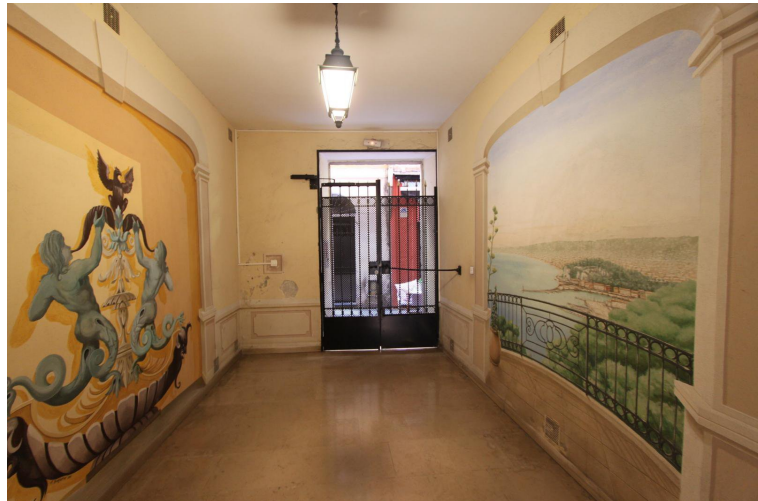
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