One-bedroom apartment in Old Town

€353,000

Old Town · 1 bedroom · 44.91 m² in size



Key details

Surface area	**44.91 m²**
Bedrooms	**1**
Floor	**2nd**
Balcony	**Yes**
Annual charges	**€1,392 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This apartment, situated on the second floor of a 1970s building, offers 44.91 square meters of space with a view over one of the most iconic squares in Vieux-Nice. Bathed in southeast light from morning onwards, each room is bright and inviting. In need of renovation, the two-room layout provides a blank canvas for creating a personalized interior in a location where position is key.

Upon entering, a 4.19 square meter hallway efficiently distributes the living spaces. The 18.84 square meter living room is the heart of the home, offering a generous, light-filled area perfect for relaxing while overlooking the gentle hustle of Place Sainte-Claire. The 7.22 square meter kitchen is independent and awaits a new configuration, whether open or closed, based on personal preference. The 11.39 square meter bedroom is set apart from the living area, ensuring a peaceful retreat. A 3.27 square meter bathroom with WC completes the layout.

A 1.50 square meter balcony, facing southeast, extends the living room, ideal for enjoying a morning coffee as the neighborhood awakens.

The apartment is equipped with fiber internet, an intercom, and collective gas heating. Its current condition invites a well-managed renovation project, making it an attractive opportunity for both investors and those seeking a primary residence.

Living in Place Sainte-Claire means experiencing the vibrant life of old Nice, with cobbled streets, ochre facades, and the nearby Cours Saleya market. Local shops and a supermarket are within walking distance. Bus and tram stops provide easy access to the rest of the city, and a primary school is located nearby. This sought-after neighborhood combines authentic Niçoise charm with strong rental potential.

Energy Efficiency Rating: D (206 kWh/m²/year). Greenhouse Gas Emissions: D (45 kg CO□/m²/year). Estimated annual energy costs for standard use range from €811 to €1,097 (prices indexed 2021-2023). The property is part of a co-ownership with 10 lots. Annual charges are €1,392, including heating. There are no ongoing legal proceedings. Agency fees are included in the price and are the responsibility of the buyer.

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