1 room in Old Town

€169,000

Old Town · 1 room · 21 m² in size



Key details

Surface area	**21 m²**
Rooms	**1**
Floor	**4th**
Annual charges	**€720 /yr**

DPE (Energy) **B**

Lowest: A
Highest: G

- A
- **B** ✓
- C
- D
- E
- F
- G

GES (Emissions) **A**

Lowest: A
Highest: G

- **A** ✓
- B
- C
- D
- E
- F
- G

Description

Discover a charming studio on the fourth floor of a traditional Nice building, offering tranquility amidst the vibrant atmosphere of the old town. The thoughtfully designed space includes a cozy sleeping area, a living area with an optimized kitchenette, and a shower room. This studio is perfect for seasonal or mixed rental opportunities, providing excellent returns, or as a delightful pied-à-terre in Nice.

The property features low charges and taxes, and comes fully furnished and equipped with essential appliances such as a refrigerator, dishwasher, oven, and washer-dryer. Air conditioning is installed for comfort, and the building is secured with a code system and a vestibule serving this studio and a neighboring apartment. The apartment is in impeccable condition and ready for immediate use.

The location is truly strategic, situated in the heart of Vieux Nice, just steps away from Place Garibaldi, the port, and the Castle Hill. The new Coulée Verte is also nearby, and public transport is easily accessible with Tramway Line 1 (Cathédrale-Vieille Ville stop) and Tramway Line 2 (Garibaldi-Le Château stop) just a two-minute walk away.

The quarterly management cost is €183, and the property has an energy efficiency rating of B and a greenhouse gas emission rating of A.

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