1 room in Old Town

€179,000

Old Town · 1 room · 21 m² in size



Key details

Surface area	**21 m²**
Rooms	**1**
Annual charges	**€480 /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

In the heart of Vieux-Nice, on the charming Rue Malonat, this delightful 21 m² studio offers a quintessential experience of the area. Positioned on the third floor of a typical Niçois building, the space is accessible by stairs, maintaining the authentic feel of the neighborhood. The studio features a welcoming living area with a well-equipped American kitchen, complemented by a mezzanine sleeping space that maximizes the use of space. A shower room with a toilet and additional storage complete the layout. The property is in good general condition, ready for immediate occupancy or rental.

This studio boasts the charm of old-world architecture, situated on a quiet and highly sought-after street. With low maintenance costs and an optimized configuration, it serves as an ideal pied-à-terre or investment opportunity. The exceptional location places you just steps away from Cours Saleya, Place Rossetti, and a short walk from the Promenade des Anglais and the beaches. The proximity to shops, restaurants, a market, and the tramway enhances the convenience and appeal of the area. The high demand in this sector ensures strong rental potential.

Energy efficiency rating: D

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