# 1 room in Old Town

**€215,000**

Old Town · 1 room · 20 m² in size



## Key details

| | |
|---|---|
| Surface area | **20 m²** |
| Rooms | **1** |
| Floor | **2nd** |
| Annual charges | **€1,352 /yr** |

**DPE (Energy)** **C**

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

Just a one-minute walk from the beach and right in the heart of the city, this charming, bright studio offers a functional living space in the historic Vieux Nice. Recently renovated and furnished, it is situated on the second and top floor of a well-maintained condominium. The studio spans approximately 21 square meters and includes an entrance leading to a living room with a modern open kitchen, as well as a bathroom with a toilet. Short-term rentals like Airbnb are permitted in the building, subject to current regulations.

The property enjoys an exceptional location, just steps away from the beach and the famous Promenade des Anglais. Nearby, you'll find numerous renowned restaurants and delightful local shops. The celebrated Cours Saleya market, famous for its flowers, fresh produce, and typically Niçoise atmosphere, is also just a short stroll away.

This turnkey studio is an ideal opportunity for a pied-à-terre on the Côte d’Azur, a rental investment, or a first-time purchase.

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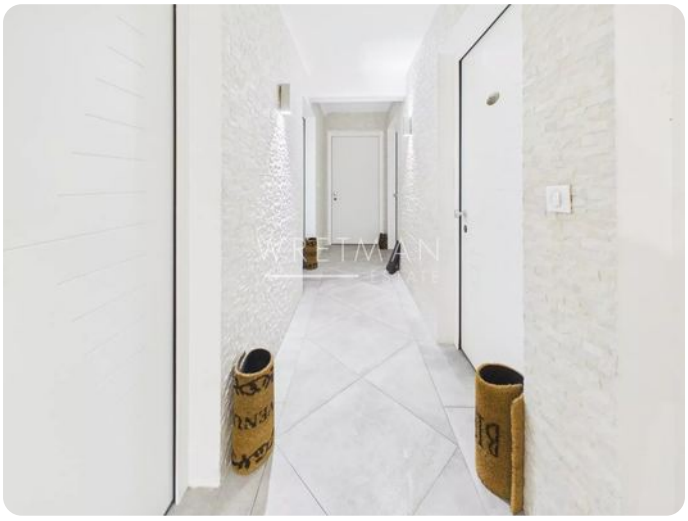
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