# 1 room in Old Town

**€169,000**

Old Town · 1 room · 20 m² in size




## Key details

| | |
|---|---|
| Surface area | **20 m²** |
| Rooms | **1** |
| Floor | **3rd** |
| Lift | **Yes** |
| Balcony | **Yes** |

**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

This 20m² studio is situated in the vibrant center of Nice, offering a prime location for those seeking a convenient urban lifestyle. Positioned on the third floor of a well-maintained building with an elevator, the apartment benefits from ample natural light and a peaceful view of a quiet street. It features a main room where the kitchen seamlessly integrates with the living area, which is furnished with a sofa bed. The studio also includes a bathroom with a toilet and a balcony, providing a cozy outdoor space. Fully furnished, this property presents an excellent investment opportunity, particularly for rental purposes.

The property is part of a co-ownership comprising 24 lots. The agency fees are covered by the seller. The apartment boasts an energy efficiency rating of C and a climate class of A, with estimated annual energy costs ranging from €380 to €443, including subscriptions. There are no ongoing legal proceedings.

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