1 room in Old Town

€149,000

Old Town · 1 room · 15 m² in size



Key details

Surface area	**15 m²**
Rooms	**1**
Floor	**2nd**
Annual charges	**€476 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

This bright studio apartment is situated in a well-maintained building at the junction of Old Nice and Place Garibaldi. The location offers the perfect blend of vibrant city life and serene living, with shops, restaurants, public transport, the sea, and the port all within easy reach.

The apartment is on the penultimate floor and is in good condition. It features an entrance, a living room with a fitted kitchen, a shower room, and a separate toilet. The property benefits from double glazing and reversible air conditioning, ensuring comfort throughout the year. This is an ideal option for a pied-à-terre or as a rental

investment, offering a turnkey solution in an enviable location.

The property is part of a co-ownership with a total of 10 lots. The annual co-ownership charges amount to €476.64. The energy consumption is rated at 272 kWhep/m² per year, with greenhouse gas emissions at 10 kgeqCO2/m² per year. There are no ongoing legal proceedings. The agency fees are fully covered by the seller.

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