1 room in Old Town

€219,900

Old Town · 1 room · 26 m² in size



Key details

Surface area	**26 m²**
Rooms	**1**
Floor	**2nd**
Annual charges	**€972 /yr**

DPE (Energy) **C**

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 charming studio apartment, measuring 26.12 square meters, is located in the heart of Vieux Nice. It occupies the second floor of a classic Nice building, characterized by its historical charm, including arches and traditional floor tiles. The apartment has been tastefully renovated and decorated, offering a delightful blend of modern amenities and old-world charm.

The layout includes a living room and kitchen area of 14.70 square meters, a 7 square meter bedroom, a 2.40 square meter bathroom, an independent WC with a hand basin of 0.77 square meters, and a laundry corner of 1.25 square meters. The apartment boasts a ceiling height of 3.50 meters, creating a sense of spaciousness. It is sold fully furnished with a sofa, storage bed, table, chairs, and more. The American-style kitchen is equipped with high-quality appliances, including a Whirlpool oven, Bosch induction hob, built-in refrigerator, Proline dishwasher, extractor hood, and Thomson washing machine. Additional features include double glazing, a smart lock, and fiber internet connectivity.

The building is secure, with access controlled by a vigik system and a digital code. Residents enjoy the convenience of nearby shops, restaurants, and easy access to the Promenade des Anglais and public transport, enhancing the appeal of this sought-after area.

Monthly management costs amount to 81 euros, covering the maintenance of common areas and contributions to the Alur fund. The property has an energy efficiency rating of C, with an estimated annual energy cost ranging from 585 to 791 euros. The co-ownership consists of 12 lots, all designated for residential use. There are no ongoing legal proceedings. Agency fees are included in the sale price and are the responsibility of the seller.

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