2 rooms in Old Town

€379,000

Old Town · 2 rooms · 45 m² in size

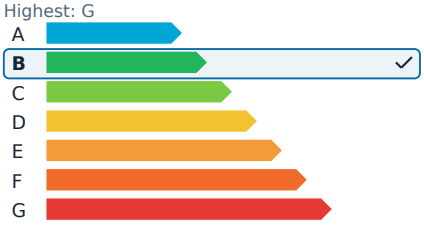


Key details

Surface area	**45 m²**
Rooms	**2**
Floor	**5th**

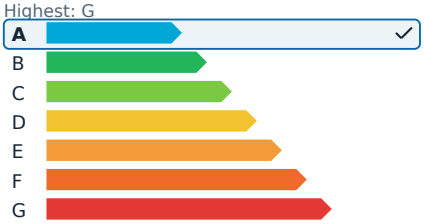
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover a beautifully renovated two-room apartment in the heart of Vieux Nice, offering 45 square meters of living space on the top floor of a classic historical building. This property, located on rue du Marché, features high-quality finishes, ducted air conditioning, and double-glazed windows, ensuring comfort throughout the year. The apartment is bright and charming, with an unobstructed view of the iconic rooftops of the old town and the Château hill.

This exceptional address is just a few meters from Cours Saleya, renowned for its famous market, as well as the beaches, shops, and tramway, providing direct access to the entire city and Nice Airport. A rare find in the area, this turnkey property is ideal as a secondary residence, a charming pied-à-terre, or a quality rental investment.

Agency fees are the responsibility of the seller. The property is part of a co-ownership of 12 lots. There are no ongoing legal proceedings. Energy efficiency is rated as class B, and climate impact is rated as class A. The estimated annual energy expenses for standard use, based on 2021 energy prices, range from €441 to €597.

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