2 rooms in Old Town

€250,000

Old Town · 2 rooms · 30 m² in size



Key details

Surface area	**30 m²**
Rooms	**2**
Floor	**1st**

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

Discover a charming 2-room apartment with a mezzanine in the heart of Old Nice, offering a perfect blend of authenticity and modernity. This 30 m² apartment, situated on the first floor, has been recently renovated, making it a rare find in the market. The property is located on Rue de la Préfecture, in a peaceful backyard setting, yet it remains close to all essential amenities, public car parks, the Promenade des Anglais, and the Tramway. The layout includes a bright living room with an open kitchen, a cozy bedroom, a mezzanine, and a shower room with WC. The apartment is equipped with air conditioning and double glazing for optimal comfort. It is currently rented for €910 per month until April 3, 2026.

The apartment is part of a co-ownership consisting of 35 lots, with fees payable by the seller. There are no ongoing legal proceedings. It has an energy efficiency rating of class D and a climate class B, with estimated annual energy expenditures ranging from €626 to €848 for standard use, including subscriptions.

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