2 rooms in Old Town

€175,000

Old Town · 2 rooms · 41 m² in size



Key details

Surface area	**41 m²**
Rooms	**2**
Floor	**1st**
Annual charges	**€480 /yr**

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

Discover a charming property in the heart of Vieux Nice, offering a spacious studio layout. The large living area is complemented by a separate kitchen and a bathroom with a shower and toilet. The apartment features reversible air conditioning, ensuring comfort throughout the year, and benefits from double-glazed windows for added peace and quiet. With a ceiling height of 3 meters, the space feels open and inviting. The property is well-maintained, with modern electrical standards and convenient storage options, making it an ideal investment opportunity or a perfect pied-à-terre.

This property is part of a small co-ownership consisting of just three lots. The monthly management cost is €40, which amounts to €480 annually. The energy efficiency rating is class C with an index of 159, and the climate rating is class A with an index of 4. The agency fees are covered by the seller, and there are no ongoing legal proceedings involving the property.

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