2 rooms in Old Town

€315,000

Old Town · 2 rooms · 43 m² in size



Key details

Surface area	**43 m²**
Rooms	**2**
Floor	**3rd**
Annual charges	**€1,440 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

Discover a charming two-room apartment in the heart of Old Nice, just steps away from Place Saint-François and the tramway. This delightful property is in excellent condition and offers a peaceful retreat within a traditional building of Vieux-Nice, without an elevator. It is ideal for use as a primary residence, a pied-à-terre, or a rental investment, thanks to its bright and well-designed layout and high-quality features.

The apartment includes an entrance, a cozy living room that opens onto a pleasant south-facing balcony, a beautifully equipped open kitchen, a spacious and comfortable bedroom, and a modern bathroom with a toilet. Additionally, a large private cellar enhances this turnkey property, situated in the historic center of Nice.

Estimated annual energy expenses for standard use range between €700 and €900, indexed to the years 2022, 2023, and 2024, including subscriptions.

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