2 rooms in Old Town

€250,000

Old Town · 2 rooms · 35 m² in size

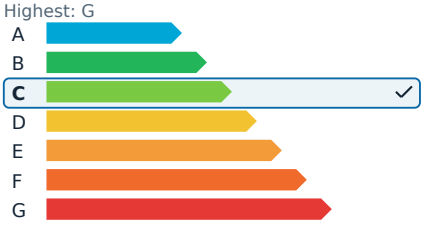


Key details

Surface area	**35 m²**
Rooms	**2**
Floor	**2nd**

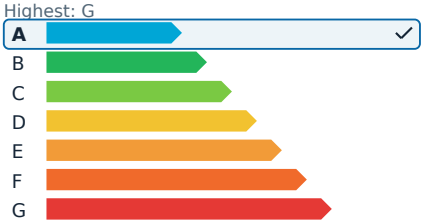
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the charming area of Vieux Nice, this well-maintained small condominium offers a delightful two-room apartment on the second floor, covering approximately 36 square meters. The apartment is fully air-conditioned and comprises an entrance, a living room with a fully equipped kitchen, a bedroom, a bathroom with a toilet, and a laundry room. It is conveniently located near shops and tram lines 1 and 2, making it an excellent choice for investors or first-time buyers. The property also allows for Airbnb rentals within the condominium.

Monthly management costs are 60 euros. The agency fees are covered by the seller. The condominium consists of 6 lots, and there are no ongoing legal proceedings. The energy efficiency rating is class C, and the climate rating is class A. The estimated annual energy expenses for standard use, based on 2021 energy prices, range between 420 and 620 euros.

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