2 rooms in Old Town

€255,000

Old Town · 2 rooms · 36 m² in size

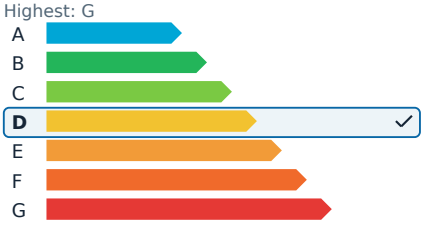


Key details

Surface area	**36 m²**
Rooms	**2**
Floor	**2nd**

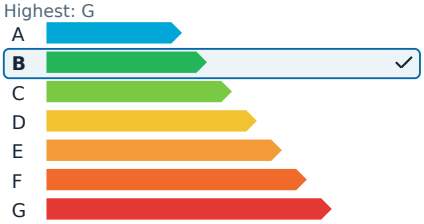
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Old Nice, this renovated two-room apartment offers a blend of historical charm and modern comfort. Situated in a quiet cul-de-sac with minimal traffic, it is just steps away from Porte Fausse, Place Rossetti, and a short stroll from the Promenade des Anglais. The apartment is located on the second floor of a classic Nice building and features a bright living room with high ceilings and an optimized layout. The property is in excellent condition, requiring no additional work, making it ideal for a main residence, a pied-à-terre, or a rental investment.

The American-style kitchen is fully fitted with an oven, hob, hood, refrigerator, and ample storage, seamlessly integrating with the living room to create a welcoming and practical space. The contemporary shower room includes a washing machine, a towel dryer, and built-in storage. The spacious bedroom comes with a dressing room and offers a tranquil environment perfect for relaxation. The apartment's location provides immediate access to shops, restaurants, public transport, and beaches, making it a highly desirable address.

The property is priced at €255,000, with fees payable by the seller. The estimated annual energy expenses for standard use range from €744 to €1,006. The energy efficiency rating is D, and the greenhouse gas emission rating is B.

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