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

- A
- B
- **C** ✓
- D
- E
- F
- G

GES (Emissions) **A**

Lowest: A
Highest: G

- **A** ✓
- B
- C
- D
- E
- F
- G

Description

In the heart of the Old Town of Nice, this charming 2-room apartment offers approximately 36 square meters of living space on the second floor of a traditional Niçois building. The apartment is in excellent condition and features a hallway with storage, a bright living area with an open-plan, fully equipped kitchen, a bathroom with a toilet, a bedroom, and a laundry corner. The property is air-conditioned and short-term rentals are permitted, making it an attractive option for investment or as a pied-à-terre.

The location is ideal, with shops and public transport, including tram lines 1 and 2, right at the doorstep of the residence. This offers convenient access to the vibrant life of the Old Town and beyond.

The property is part of a co-ownership. Annual common charges amount to 500€. There are no ongoing legal proceedings to the best of our knowledge. The energy efficiency rating is C (168) / A (5). Agency fees are borne by the seller.

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