2 rooms in Old Town

€229,000

Old Town · 2 rooms · 43 m² in size



Key details

Surface area	**43 m²**
Rooms	**2**
Floor	**1st**
Annual charges	**€1,392 /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

In the heart of Vieux-Nice, along one of the area's most sought-after and authentic streets, lies this charming 43 m² two-room apartment on the first floor of a classic Niçois building. Though the building lacks an elevator, the apartment itself is in excellent condition, ready for immediate occupancy or rental.

The layout includes an entryway, a living room with an open-plan kitchen, a bedroom, a shower room, and a separate WC. The property boasts traditional charm, a quiet and desirable street location, low charges, and a functional, optimized distribution. It serves as an ideal pied-à-terre, first-time purchase, or rental investment.

The location is exceptional, just steps away from Cours Saleya, Place Rossetti, and a few minutes from the Promenade des Anglais and the beaches. Nearby, you'll find shops, restaurants, a market, tramway access, and all essential amenities. The area is in high demand, offering significant rental potential.

Energy efficiency rating: C.

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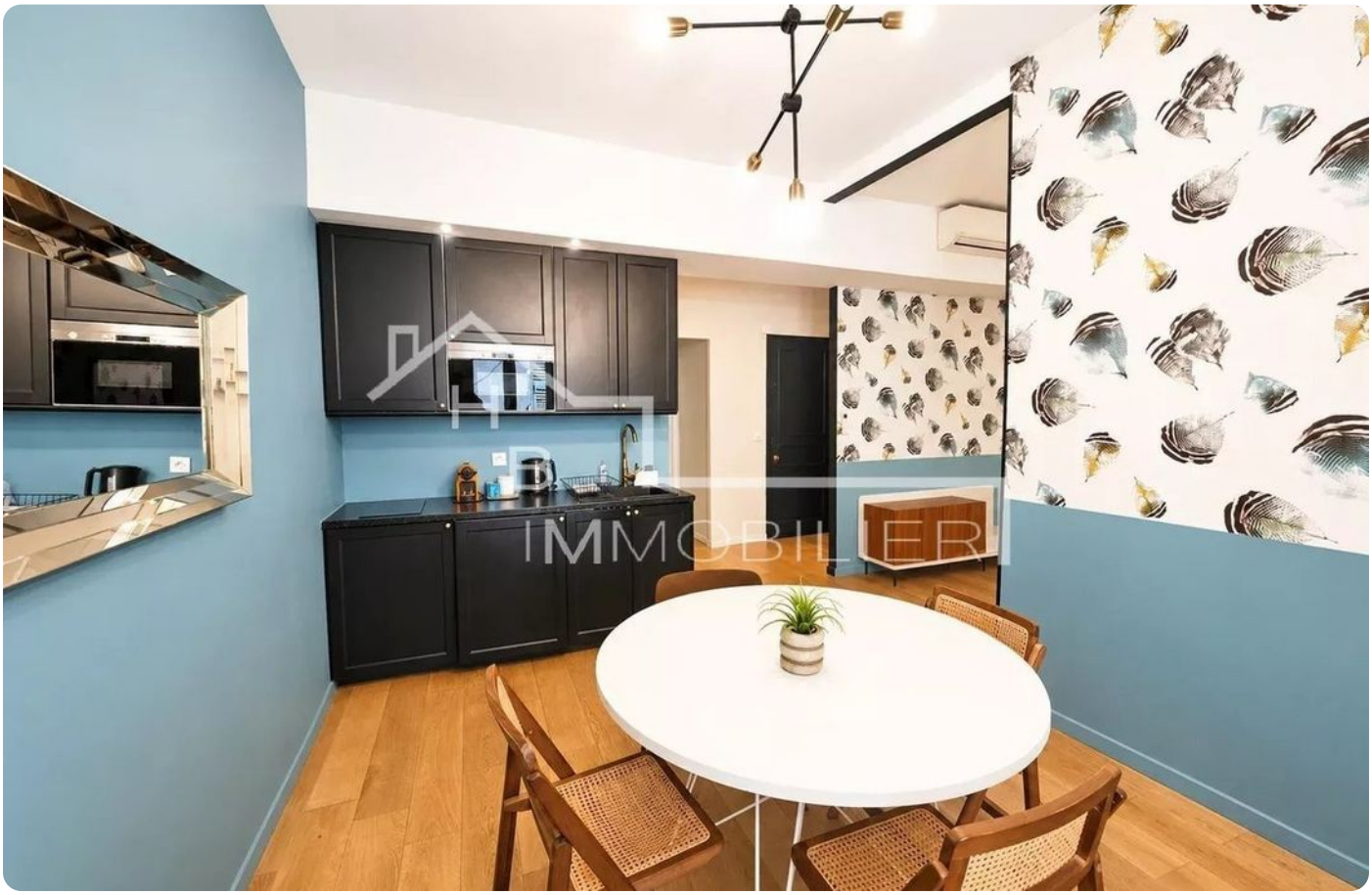

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