2 rooms in Old Town

€285,000

Old Town · 2 rooms · 32 m² in size

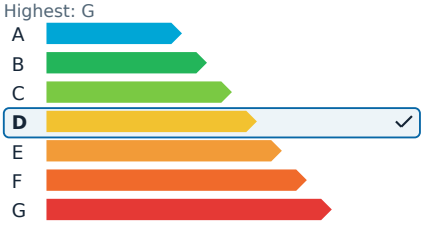


Key details

Surface area	**32 m²**
Rooms	**2**
Floor	**3rd**
Annual charges	**€600 /yr**

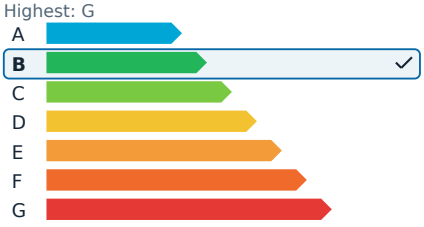
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Vieux Nice, amidst the vibrant Coulée Verte, this charming two-room apartment offers a prime location with immediate access to shops and the sea. Positioned directly across from the tramway, this fully renovated and furnished 32-square-meter property is situated on the third floor of a recently restored building. The apartment features a living room with an open-plan, fully equipped kitchen, providing a stunning view of the Coulée Verte. It also includes a bedroom and a bathroom with a toilet. The property benefits from reversible air conditioning and is managed by a volunteer association. Both seasonal rentals and Airbnb are permitted, making this an excellent choice for a first-time buyer or as a rental investment.

The estimated annual energy expenses for standard usage range between €555 and €751, based on the years 2021, 2022, and 2023, including subscriptions.

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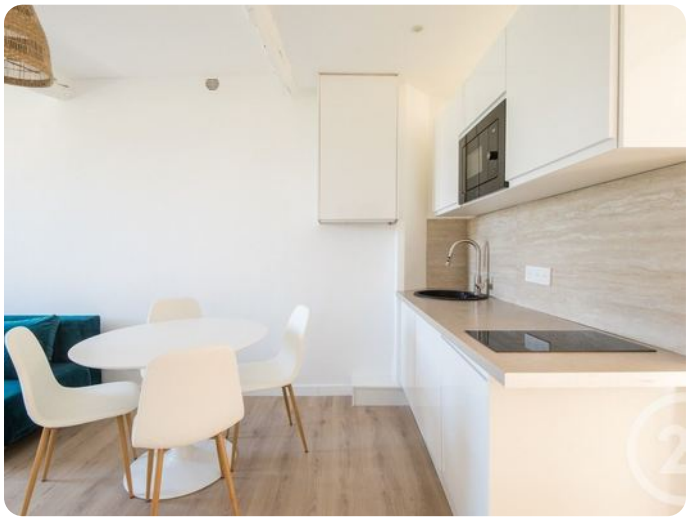





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