2 rooms in Old Town

€199,000

Old Town · 2 rooms · 27 m² in size



Key details

Surface area	**27 m²**
Rooms	**2**
Floor	**2nd**
Cellar	**Yes**
Annual charges	**€798 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A	
B	
C	
D ✓	
E	
F	
G	

GES (Emissions) **B**

Lowest: A
Highest: G

A	
B ✓	
C	
D	
E	
F	
G	

Description

In the heart of Vieux Nice, just steps away from Rue Droite and Place du Jesus, this charming two-room apartment offers a peaceful retreat amidst the vibrant city. With a total area of 27 square meters, the property is in perfect condition and is ideal for both personal use and seasonal rentals, generating up to 18,000 EUR per year. The apartment is easily accessible for guests with a digital code and key box, ensuring convenience and security. The co-ownership entrance porch provides a safe space for bicycle storage.

The apartment features a comfortable living room of 19 square meters, complete with an equipped open kitchen. There is also the possibility of purchasing the apartment fully furnished. Additional amenities include a cellar for extra storage. The property benefits from low charges of 67 EUR per month, which includes cold water.

The energy efficiency of the apartment is rated as Class D, with estimated annual energy costs ranging between 626 EUR and 846 EUR, based on average energy prices from 2021 to 2023.

Monthly management cost: 67 EUR
Energy efficiency rating: Class D

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