2 rooms in Old Town

€229,000

Old Town · 2 rooms · 23 m² in size



Key details

Surface area	**23 m²**
Rooms	**2**
Floor	**5th**
Annual charges	**€600 /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, just steps away from bustling shops and delightful restaurants, and a mere 200 meters from the inviting beaches, lies a charming duplex apartment. Located just 50 meters from the vibrant Place Rossetti, this beautifully renovated two-room property offers 23.08 square meters of thoughtfully designed space. Situated on the top floor, the apartment is sold fully furnished and has been optimized by an architect for modern living.

The main living area features an open-plan American-style kitchen, complete with dining space and a handy pantry. A separate living area provides a cozy sleeping space, complemented by a shower room and an independent WC with a washbasin. The apartment is bathed in natural light, thanks to a glass floor and a skylight, adding unique character to the space. This property is ideally suited for a first-time buyer or as a rental investment.

Estimated annual energy costs for standard usage range from €422 to €572, including subscriptions, based on indexed rates for 2021, 2022, and 2023.

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