2 rooms in Old Town

€315,000

Old Town · 2 rooms · 55 m² in size

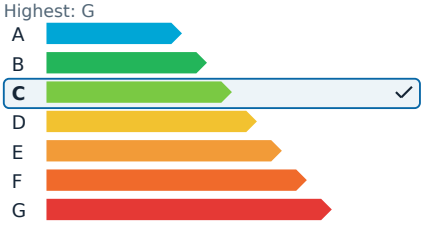


Key details

Surface area	**55 m²**
Rooms	**2**
Floor	**4th**
Balcony	**Yes**

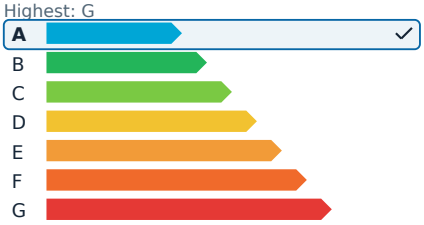
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Vieux Nice, just steps from the Sainte-Réparate Cathedral, this charming apartment offers a delightful living experience. With three west-facing windows, it is bathed in the golden light of the afternoon. The vibrant streets of Vieux Nice, known for their colorful facades and pedestrian-friendly layout, are right outside your door. The lively Place Rossetti with its inviting terraces is nearby, and you are just minutes away from the bustling Cours Saleya market, the sea, and the famous Promenade des Anglais. The tramway conveniently stops at the Cathédrale Vieille Ville station, making it easy to explore the rest of the city.

This apartment is located on the fourth floor of a well-maintained 19th-century building. The small, friendly co-ownership permits short-term furnished rentals, making it an excellent investment opportunity. Upon entering, you are welcomed into a spacious 33 m² living area with an open kitchen, perfect for cooking, entertaining, and enjoying the afternoon sun. The 12.5 m² bedroom overlooks a quiet courtyard, offering a peaceful retreat even during the busy summer months. The recently renovated bathroom and separate toilet add convenience. The apartment spans 55.61 m², featuring two rooms and a small balcony. Heating and air conditioning are provided by a reversible heat pump, adjustable in each room. The option to purchase the apartment furnished makes it ideal for a first-time homebuyer, a pied-à-terre in Nice, or a seasonal rental investment in this highly sought-after neighborhood.

Energy efficiency rating is C. The co-ownership consists of 7 lots. Annual charges are approximately 1,600 EUR. There are no ongoing legal proceedings.

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