# 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, on one of the most sought-after and authentic streets in the neighborhood, lies a charming 43 m² two-room apartment on the first floor of a typical Niçois building. This property, without an elevator, offers a welcoming entrance leading to a living room with an open-plan kitchen, a bedroom, a shower room, and a separate WC. The apartment is in excellent overall condition, ready for immediate occupancy or rental.

The property boasts the charm of an older building, is located on a quiet and desirable street, and benefits from low charges. Its layout is both functional and optimized, making it an ideal pied-à-terre,

first-time purchase, or rental investment.

This exceptional location is just steps away from Cours Saleya, Place Rossetti, and only a few minutes from the Promenade des Anglais and the beaches. Nearby, you'll find shops, restaurants, markets, the tramway, and all necessary amenities. The area has a strong rental potential due to high demand.

Energy efficiency rating: C.

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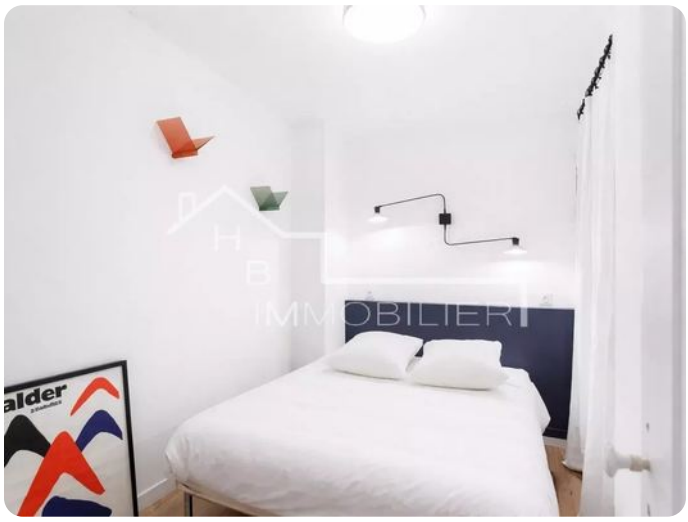









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