2 rooms in Old Town

€430,500

Old Town · 2 rooms · 53 m² in size



Key details

Surface area	**53 m²**
Rooms	**2**
Floor	**2nd**
Annual charges	**€1,620 /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, on Place Vieille, this charming apartment offers a unique living experience in one of the city's most sought-after neighborhoods. With a Carrez law surface area of 54 m² and approximately 67 m² of habitable space due to two mezzanines, this 2/3-room apartment is in excellent condition and ready for immediate occupancy.

The location is ideal, with easy access to local shops, restaurants, markets, and public transport, as well as the vibrant attractions of the historic center. Iconic spots like Cours Saleya, Promenade des Anglais, the beaches, and Place Masséna are within walking distance, allowing residents to fully enjoy the lively atmosphere of Nice.

Upon entering, the apartment impresses with its character, unique layout, and spaciousness. It is well-maintained and requires no additional work, offering a warm and functional living environment. The living area is welcoming and complemented by a fully equipped kitchen, perfect for daily use. The clever use of space with two mezzanines enhances the living area, providing additional room for bedrooms, office space, or relaxation areas.

The apartment can also be sold furnished, making it an attractive option for those looking for a primary residence, a pied-à-terre in the Côte d'Azur, or a rental investment. Seasonal rentals are permitted, adding another layer of potential in this highly desirable tourist area.

With its central location, excellent condition, generous space, and unique configuration, this apartment is a rare find in Vieux-Nice. It combines location, charm, and potential, offering a distinctive opportunity in one of Nice's most authentic and vibrant districts.

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