2 rooms in Old Town

€250,000

Old Town · 2 rooms · 36 m² in size

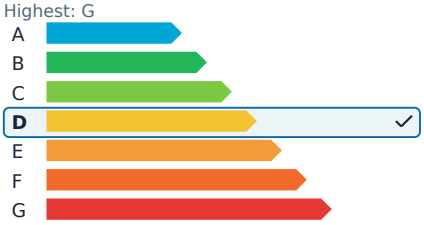


Key details

Surface area	**36 m²**
Rooms	**2**
Floor	**2nd**

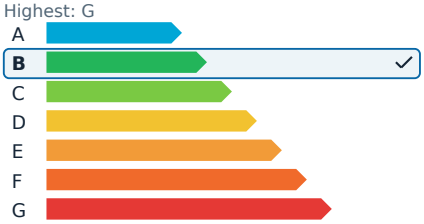
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Vieux Nice, on rue Colonna d'Istria, this apartment offers an exceptional location with immediate access to a vibrant neighborhood filled with restaurants, supermarkets, and shops. The lively atmosphere of the area is complemented by the convenience of being just a 2-minute walk from tram line 1 and a mere 4 minutes from the beach, providing a rare quality of life.

Situated on the second floor of a quiet and secure building without an elevator, this 36-square-meter, two-room apartment has been fully renovated in 2024. It is thoughtfully designed to combine charm, comfort, and functionality. The living area is bright and features a well-equipped kitchen. The spacious bedroom includes ample storage, and the modern bathroom is fitted with a large walk-in shower, a contemporary mirror, and integrated toilet facilities.

The apartment boasts high ceilings, PVC double glazing, and a complete recent renovation, ensuring a pleasant brightness despite its central location. The building is located on a quiet street, offering appreciated tranquility while still enjoying the vibrant life of Vieux Nice.

The co-ownership has no planned works, and the quarterly charges are 232 euros. This property is a rare find in the area, ideal for a pied-à-terre, a first purchase, or a high-yield rental investment. Airbnb is permitted, making it perfect for seasonal, furnished, or student rentals.

Additional Information:

- The quarterly charges are 232 euros.

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