# 2 rooms in Old Town

**€219,000**

Old Town · 2 rooms · 38 m² in size



## Description

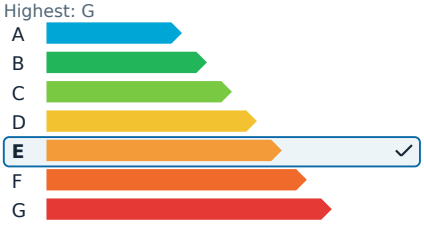
In the heart of Vieux-Nice on the sought-after Rue Malonat, this charming two-room apartment with a mezzanine offers a unique living experience. Situated on the fourth and top floor of a typical Niçois building, this 38 m² (31 m² Loi Carrez) apartment does not have an elevator but compensates with its character and charm. The living space includes a bright living room, a separate fitted kitchen, a mezzanine bedroom that maximizes space, a shower room with a toilet, and ample storage. The property is in good overall condition and is ready for immediate occupancy.

## Key details

| | |
|---|---|
| Surface area | **38 m²** |
| Rooms | **2** |
| Annual charges | **€720 /yr** |

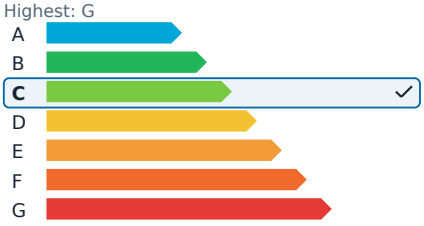
**DPE (Energy)** **E**

Lowest: A
Highest: G




**GES (Emissions)** **C**

Lowest: A
Highest: G




Key features of this property include its top-floor location, the charm of an older building, a quiet and desirable street, and low charges. It is ideal as a pied-à-terre or a 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 will find shops, restaurants, a market, and easy access to the tramway. The high demand in this area offers strong rental potential.

Energy efficiency rating: E

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