2 rooms in Old Town

€249,000

Old Town · 2 rooms · 54 m² in size



Key details

Surface area	**54 m²**
Rooms	**2**
Annual charges	**€1,080 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

In the heart of Vieux-Nice on the sought-after Rue Malonat, this charming two-room apartment with a mezzanine offers 54 square meters of living space. Situated on the fourth and top floor of a classic Niçois building, this property exudes authenticity and features a bright living room, a fully equipped independent kitchen, a mezzanine bedroom providing a cozy sleeping area, and a bathroom with a shower and toilet. The apartment also includes ample storage space.

Well-maintained and ready for immediate occupancy, the apartment is equipped with air conditioning to ensure comfort throughout the year. Its location on the top floor ensures a peaceful living environment, while the building's traditional Niçois charm adds to its appeal. With low maintenance charges, this property is an ideal choice for a pied-à-terre or a rental investment.

The exceptional location places you within walking distance of Cours Saleya, Place Rossetti, and just a few minutes from the Promenade des Anglais and the beaches. Enjoy easy access to shops, restaurants, markets, and the tramway, making it a prime area for rental opportunities.

Energy efficiency rating: D

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