2 rooms in Old Town

€355,300

Old Town · 2 rooms · 51 m² in size



Key details

Surface area	**51 m²**
Rooms	**2**
Floor	**2nd**
Annual charges	**€1,440 /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, this charming 51 m² apartment offers a perfect blend of comfort and convenience. Situated on the second floor of a well-maintained building, the apartment is in excellent condition, having been recently renovated with high-quality finishes. The living space includes a bright and spacious living room of over 24 m², facing south for optimal sunlight, a semi-open, fully equipped kitchen, a cozy bedroom, a modern shower room, and separate WC.

The apartment is fitted with reversible air conditioning and aluminum double glazing, ensuring comfort and energy efficiency with a DPE rating of C. Its location in one of Nice's most iconic neighborhoods means you are just steps away from a variety of shops, restaurants, and public transport, allowing you to fully immerse yourself in the vibrant lifestyle of the Côte d'Azur. This property is perfect as a primary residence, a pied-à-terre, or a valuable investment.

The building is a co-ownership comprising 7 lots, with annual charges amounting to 1,440 euros.

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