# 2 rooms in Old Town

**€255,000**

Old Town · 2 rooms · 36 m² in size

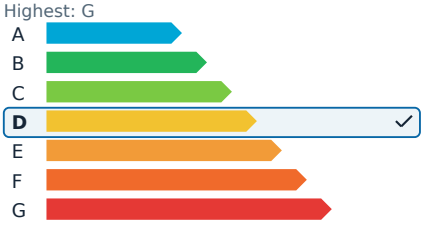



## Key details

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

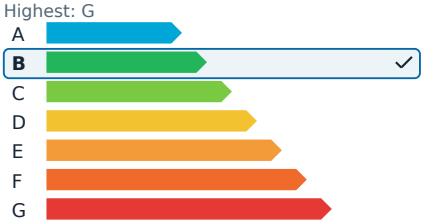
**DPE (Energy)** **D**

Lowest: A
Highest: G




**GES (Emissions)** **B**

Lowest: A
Highest: G




## Description

In the vibrant heart of Old Nice, an apartment on rue Colonna d'Istria offers an exceptional living experience with all essential amenities just steps away. Enjoy the convenience of nearby restaurants, supermarkets, and shops, along with the lively neighborhood atmosphere. The tram line 1 is just a 2-minute walk, and the beach is a mere 4-minute stroll, delivering a rare quality of life.

This 36 m², 2-room apartment, located on the 2nd floor of a quiet, secure building, was fully renovated in 2024. It features a bright living room with a fitted and equipped kitchen, a spacious bedroom with ample storage, and a modern shower room with a large walk-in shower and integrated toilet. The apartment boasts very high ceilings, PVC double glazing, and retains a pleasant brightness despite its central location.

The building is situated on a quiet street, offering a peaceful retreat while still enjoying the dynamic energy of Old Nice. The co-ownership has no planned work, ensuring a stable environment. This property is ideal as a pied-à-terre, a first purchase, or a high-profit rental investment, with Airbnb permitted and a location perfect for seasonal, furnished, or student rentals.

The quarterly charges for the property are €232.

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