2 rooms in Old Town

€254,400

Old Town · 2 rooms · 45 m² in size



Key details

Surface area	**45 m²**
Rooms	**2**
Floor	**2nd**
Annual charges	**€1,400 /yr**

DPE (Energy)

NS

GES (Emissions)

VI

Description

In the vibrant heart of Old Nice, just steps from the popular Place Saint-François, this apartment offers a lively and central setting, surrounded by shops, restaurants, and convenient transport links. Positioned on the 2nd floor of a small building within the Guigonis islet co-ownership, this charming 2-room apartment spans 45 m². It features an entrance with a hallway, a bedroom with a cupboard, a bathroom with WC, an independent kitchen that opens onto a sunny balcony, and a pleasant living room. While the apartment requires some updating, it presents significant potential for development, making it suitable for a main residence, a pied-à-terre, or an investment rental property in one of Nice's most desirable areas.

The co-ownership comprises 204 lots, including 167 residential lots. There are no ongoing legal proceedings. The annual charges amount to 1,400 euros.

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