2 rooms in Old Town

€425,000

Old Town · 2 rooms · 50 m² in size

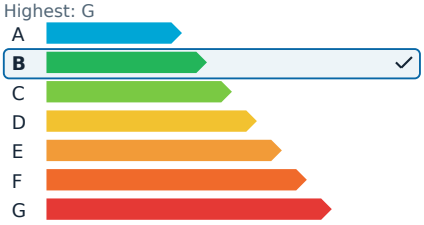


Key details

Surface area	**50 m²**
Rooms	**2**
Floor	**1st**

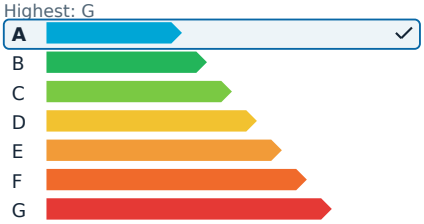
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This apartment is situated in one of the most sought-after and iconic neighborhoods of Nice, just steps away from the renowned Cours Saleya. With a total floor area of 50 square meters, including 45.32 square meters under the Carrez law, it offers an exceptional location at the heart of Niçoise life.

In good general condition, the apartment provides a pleasant living environment with easy access to shops, restaurants, the Cours Saleya market, and the unique atmosphere of Vieux-Nice, all within a peaceful street. The property is air-conditioned and boasts an excellent energy efficiency rating of B, making it particularly attractive in this desirable area.

Whether you are looking for a pied-à-terre on the Côte d'Azur, a charming primary residence, or a valuable investment, this apartment offers promising opportunities. It holds strong potential for seasonal rental projects, making it a noteworthy opportunity in a highly sought-after location.

The apartment's rare location makes it ideal for exploring Nice on foot and enjoying all the charm of Vieux-Nice.

The energy efficiency rating for this property is classified as B.

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