2 rooms in Old Town

€242,000

Old Town · 2 rooms · 31 m² in size



Key details

Surface area	**31 m²**
Rooms	**2**
Floor	**3rd**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

This apartment, positioned at the gateway to Vieux Nice and overlooking the vibrant Coulée Verte, offers a remarkable opportunity for those looking to renovate. Nestled between Place Masséna and Place Garibaldi, the property is part of a charming Niçois building. It features a spacious living room filled with natural light and an open kitchen, along with one bedroom and a shower room with a toilet. Ample storage space is available throughout. The location permits seasonal rentals, making it an attractive option for investment.

The area is highly desirable, with immediate access to a range of amenities, shops, and the tramway, providing convenience and ease of transport.

This property is part of a co-ownership consisting of 5 lots, with annual charges of €360. There are no ongoing legal proceedings related to the property. Energy consumption is rated at 207 kWhep/m² per year, with CO2 emissions at 7 kg per m² per year. Estimated annual energy costs range from €667 to €903. The agency fees are fully covered by the seller.

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