# 2 rooms in Old Town

**€210,000**

Old Town · 2 rooms · 22 m² in size

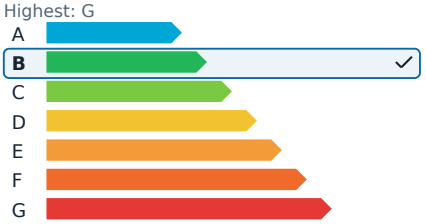



## Key details

| | |
|---|---|
| Surface area | **22 m²** |
| Rooms | **2** |

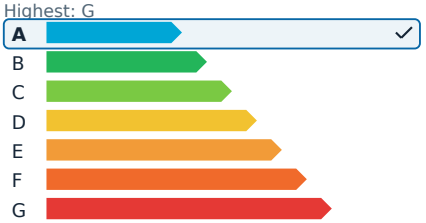
**DPE (Energy)** **B**

Lowest: A
Highest: G




**GES (Emissions)** **A**

Lowest: A
Highest: G




## Description

This beautifully renovated two-room apartment sits at the top floor of a charming Niçois building, offering a turnkey living experience with an unobstructed view. Positioned at the gateway to Vieux Nice, opposite the Coulée Verte, and nestled between Place Masséna and Place Garibaldi, this property is perfectly located for those who appreciate convenience and vibrant city life. The apartment features a bright living room with an open, fully equipped kitchen, a comfortable bedroom, and a bathroom with a shower and toilet. Ample storage is available throughout the space. Seasonal rentals are permitted, making it an attractive option for both living and investment.

The location is a prime spot, with immediate access to all amenities, shops, and the tramway, ensuring everything you need is within easy reach.

This property is part of a co-ownership consisting of five lots, with annual charges of 360€. Energy consumption is rated at 132 kWhep/m² per year, with greenhouse gas emissions at 3 kgCO2/m² per year. Estimated annual energy costs range from 336€ to 454€, depending on usage. The agency fees are fully covered by the seller, and there are no ongoing legal proceedings.

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