2 rooms in Old Town

€279,000

Old Town · 2 rooms · 51 m² in size

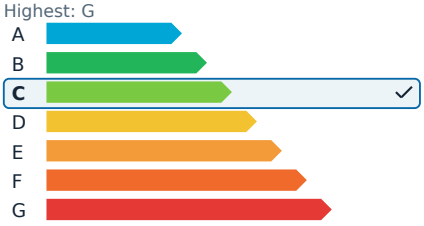


Key details

Surface area	**51 m²**
Rooms	**2**
Floor	**4th**
Annual charges	**€1,040 /yr**

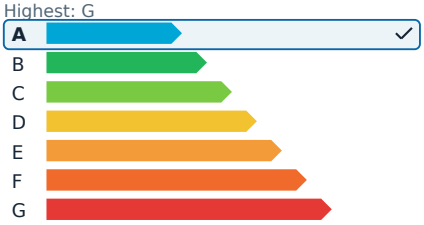
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming 2-room apartment in Nice's Vieux-Nice offers a blend of historic character and modern comfort. With a generous size of 51 m², the apartment is in excellent condition and showcases beautiful, spacious interiors. It is conveniently located just steps away from the Tramway, the green corridor, Place Rossetti, and various amenities, making it an ideal spot for enjoying the vibrant local life.

The apartment is situated on the 4th floor of a well-maintained building, though it does not have an elevator. Inside, the spacious 36 m² living room features a fitted and equipped open-plan kitchen, creating a sociable and inviting atmosphere. The western exposure ensures the space is filled with natural light. The sleeping area includes a quiet bedroom, a bathroom, and a separate toilet. This property is a rare find in a sought-after neighborhood, perfect for use as a pied-à-terre or a rental investment.

Estimated annual energy expenditure for standard use ranges between €570 and €810, based on rates from 2021, with subscriptions included.

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