2 rooms in Old Town

€199,000

Old Town · 2 rooms · 29 m² in size

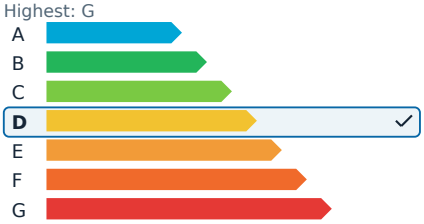


Key details

Surface area	**29 m²**
Rooms	**2**

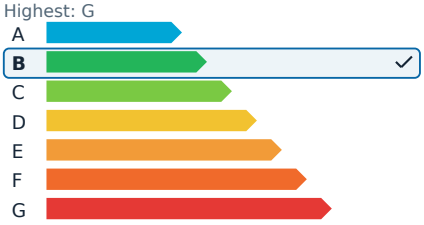
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This charming 2-room apartment spans 29.14 m² and is ideally positioned near the tramway, Lycée Massena, and Place Rossetti. Situated on the 4th and final floor of the building, the apartment offers a peaceful living environment and is in pristine condition. It comes fully furnished, making it a convenient choice for those looking to move in without hassle.

The apartment is particularly suited for students during the academic year, with the flexibility for seasonal rentals in the summer, adhering to the local regulations of Nice. There is an option to install a reversible air conditioning unit, as permitted by the co-ownership. Additional storage space is available with a cupboard on the landing.

The building comprises 10 lots. The annual management cost is €485, and the property tax is €350. The energy efficiency rating is D & B. Agency fees of 5% including tax are payable by the seller.

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