2 rooms in Old Town

€333,000

Old Town · 2 rooms · 38 m² in size



Key details

Surface area	**38 m²**
Rooms	**2**
Floor	**4th**

DPE (Energy) **E**

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 charming two-room apartment is found on rue de l'Abbaye within a well-maintained Niçois building dating back to 1700, containing just six lots. Positioned on the top floor without an elevator, it offers a living space of 38.59 square meters, plus a mezzanine of 4.41 square meters. The apartment includes a bright living room with an equipped kitchen, a bathroom with a toilet, a hallway, and a bedroom. It has been completely renovated and comes fully furnished, making it an ideal turnkey solution for seasonal rentals or year-round student accommodation.

The property boasts several attractive features, including traditional floor tiles, double glazing, and a very bright living area with three windows and a skylight. Its prime location is just steps away from Cours Saleya, and a mere three minutes from the Promenade des Anglais, Place Masséna, and Place Garibaldi. This central area offers easy access to shops and the old town, making it perfect for short-term rentals or a rental investment.

The building comprises six lots.

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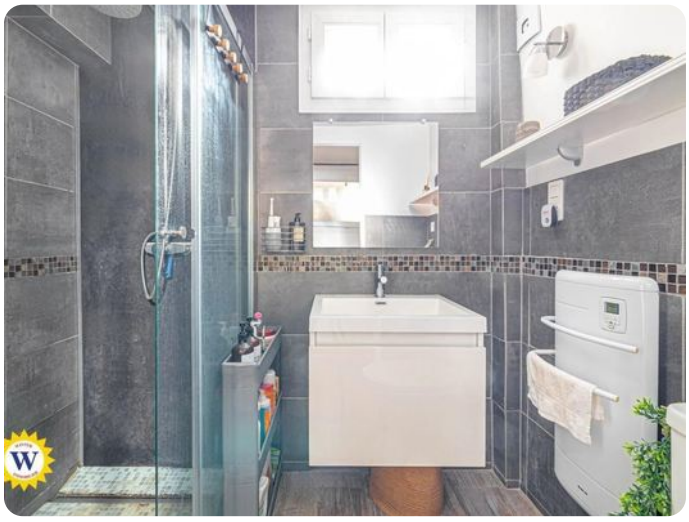





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