2 rooms in Old Town

€309,750

Old Town · 2 rooms · 35 m² in size

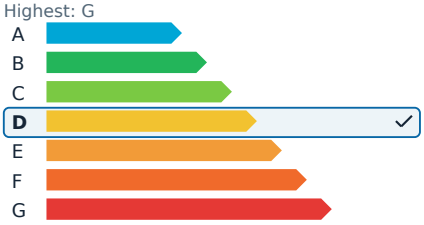


Key details

Surface area	**35 m²**
Rooms	**2**
Floor	**4th**

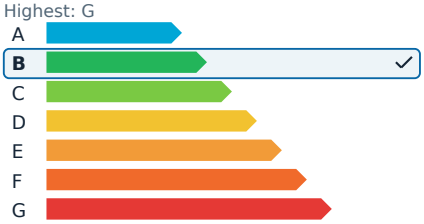
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This charming two-room apartment offers a delightful living space of 35.45 square meters, perfectly positioned in the heart of Vieux Nice, just steps away from Place Saint-François and all essential amenities. Tucked away in a quiet, picturesque alley, this well-maintained apartment enjoys a sunny southern exposure, providing a pleasant brightness throughout.

The apartment's layout is both warm and authentic, featuring beautiful parquet flooring and an elegant fireplace that add to its distinctive Niçois charm. The generous and welcoming living room, measuring 22.27 square meters, serves as the heart of the home. With partial double glazing and very low charges, this property offers practical benefits alongside its aesthetic appeal.

This apartment is full of charm and ideally located, offering a serene environment right in the vibrant center of Vieux Nice. It's a true gem, perfect as a primary residence, a pied-à-terre, or an investment opportunity.

There are no known legal proceedings in the co-ownership.

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