2 rooms in Old Town

€219,000

Old Town · 2 rooms · 22 m² in size



Key details

Surface area	**22 m²**
Rooms	**2**

DPE (Energy) **C**

Lowest: A
Highest: G

- A
- B
- **C** ✓
- D
- E
- F
- G

GES (Emissions) **A**

Lowest: A
Highest: G

- **A** ✓
- B
- C
- D
- E
- F
- G

Description

This top-floor, 2-room apartment offers a serene living experience with its clear view of the Coulée Verte and its peaceful surroundings. Recently renovated, the apartment spans 22 m² under the Carrez Law, with an additional 7 m² of attic space. Inside, you'll find a bright living room with an equipped kitchen, a bedroom, and a shower room, all benefiting from ample storage. The property is in excellent condition, featuring double-glazed windows and air conditioning for added comfort and tranquility.

The apartment's location is ideal, with shops, amenities, and the tramway just steps away, and Old Nice only a short distance away. This makes it a convenient base for enjoying everything the vibrant city of Nice has to offer. Additionally, seasonal rentals are permitted, providing flexibility for potential owners.

The agency fees are paid by the seller at 5%. The property is part of a co-ownership, with an average annual share of current charges amounting to €360. There are no ongoing legal proceedings.

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