3 rooms in Old Town

€679,500

Old Town · 3 rooms · 90 m² in size



Key details

Surface area	**90 m²**
Rooms	**3**
Floor	**2nd**
Balcony	**Yes**
Annual charges	**€2,652 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

In the heart of the vibrant Vieux-Nice district, just steps away from Place Rossetti, the sea, and the tramway, lies a charming apartment on the second floor of a well-maintained and secure building. This spacious 2/3-room apartment spans 101 square meters (90 square meters according to Carrez law) and offers a generous living area with a lounge and sitting room, a very large bedroom, and an independent, fully equipped kitchen that opens onto a west-facing balcony. The property also includes a spacious bathroom with a shower and toilet, along with an additional separate toilet.

The apartment is in impeccable condition, having been tastefully renovated with high-quality materials. It features double glazing, comprehensive home automation, and air conditioning, and is sold fully furnished. Its beautiful volumes, with ceiling heights ranging from 3 to 3.5 meters, create a calm, bright, and welcoming atmosphere. A rare find in this area, the property also includes a large cellar on the ground floor.

Estimated annual energy expenses for standard use range between €1,530 and €2,120, indexed to the years 2021, 2022, and 2023, including subscriptions.

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