3 rooms in Old Town

€399,000

Old Town · 3 rooms · 62 m² in size



Key details

Surface area	**62 m²**
Rooms	**3**
Floor	**3rd**
Annual charges	**€1,352 /yr**

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

In the heart of Vieux Nice, this charming 2/3 room apartment offers a serene living experience near Rue Droite, Place du Jesus, and the St

Jacques Le Majeur Church. Spanning 63 square meters, the property is in perfect condition and is designed for comfort and convenience. It features a spacious 26-square-meter living room with an equipped open kitchen, ideal for hosting guests. The apartment is well-suited for seasonal rentals, accommodating 4 to 8 guests, and offers easy access with a digital code and key box for independent arrivals.

The property boasts beautiful volumes with high ceilings, making it suitable for mezzanine beds. Double glazing ensures a quiet environment, while the recently renovated facade and common areas enhance the overall appeal. There is also a laundry area with a connected flat cumulus. For those interested in a turnkey solution, there is an option for a furnished sale.

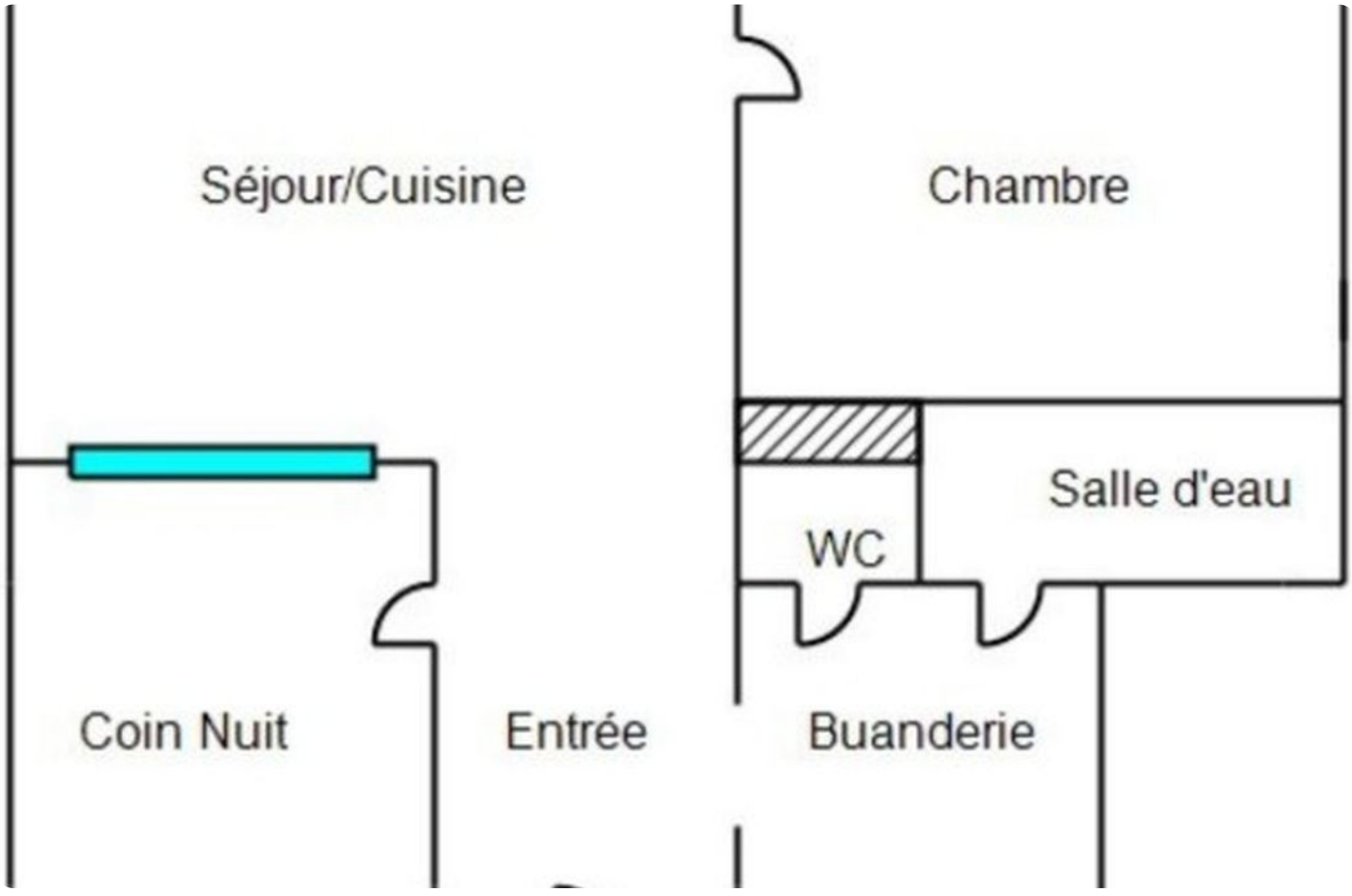
Monthly management costs are 113 EUR, including cold water, and the energy efficiency rating is Class C. The estimated annual energy costs range from 954 EUR to 1,290 EUR. The land tax is 545 EUR.

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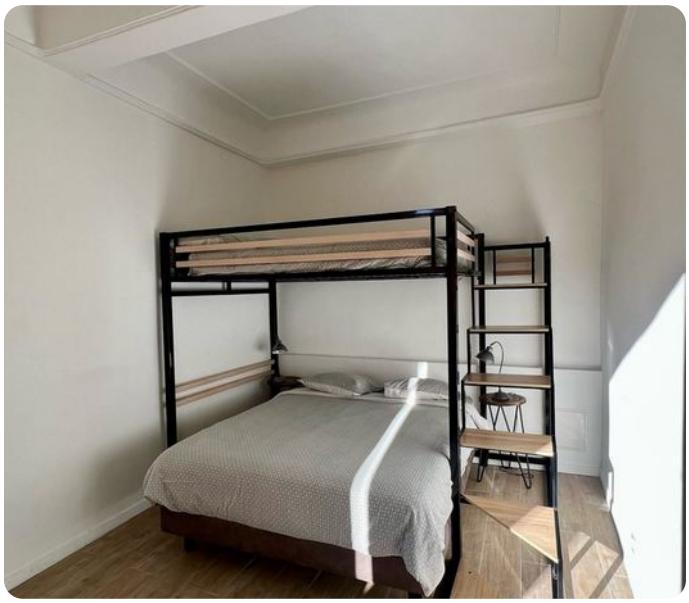


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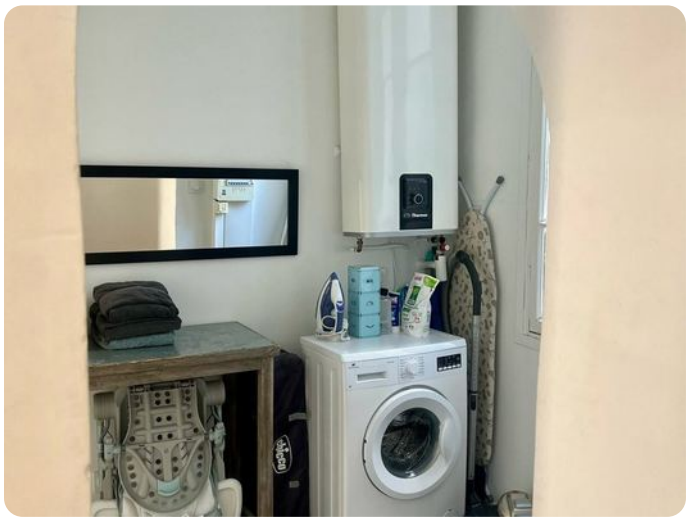












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