3 rooms in Old Town

€620,000

Old Town · 3 rooms · 85 m² in size



Description

In the vibrant heart of Old Nice, just steps from the Cours Saleya and the sea, this charming 85 m² three-room apartment offers a blend of old-world allure and modern amenities. Its southern exposure ensures plenty of natural light throughout the day. This property is an excellent candidate for seasonal rental, boasting high profitability and low co-ownership charges.

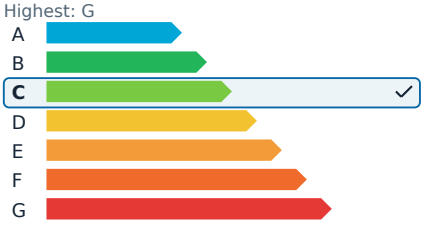
The apartment features a spacious and bright living room with a fireplace, high ceilings, and well-maintained parquet flooring. The large, fully equipped dining kitchen is perfect for hosting gatherings. The bedrooms are thoughtfully arranged, with one offering access to a small terrace, a rare find in Old Nice.

Key details

Surface area	**85 m²**
Rooms	**3**
Floor	**3rd**
Terrace	**Yes**
Annual charges	**€2,088 /yr**

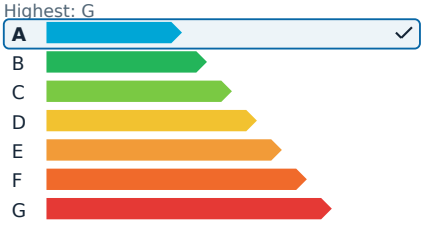
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



This character-filled property is enhanced by quality features such as double glazing, high-end air conditioning, and household appliances in excellent condition. Additional security and comfort are provided by an armored door and renovated common areas. The building itself is a testament to character, with a beautiful staircase adding to its charm. This apartment combines authenticity with modern comfort in one of Nice's most desirable locations.

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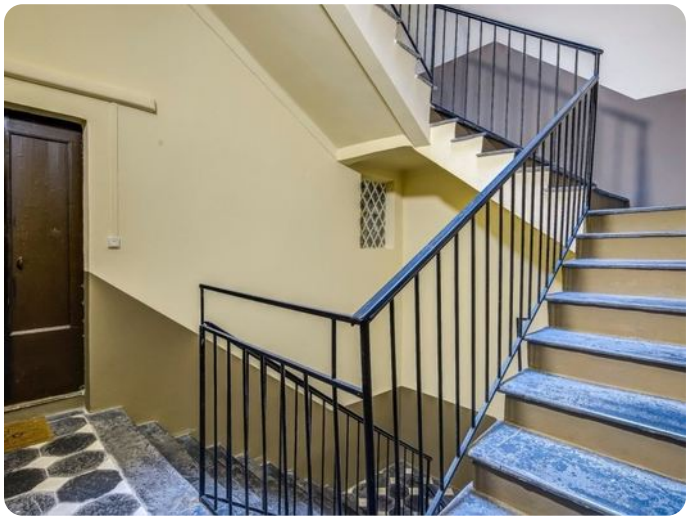

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