3 rooms in Old Town

€469,000

Old Town · 3 rooms · 53 m² in size

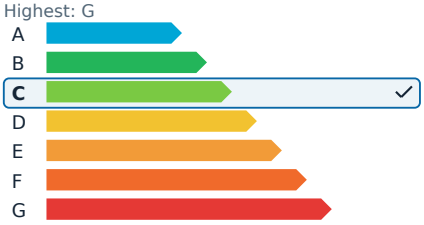


Key details

Surface area	**53 m²**
Rooms	**3**
Floor	**3rd**

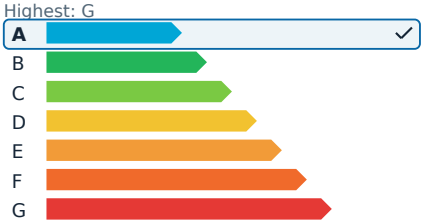
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the vibrant heart of Old Nice, just steps away from the renowned Cours Saleya and the inviting beaches, lies a charming 3-room apartment. This 53 m² space has been tastefully renovated and is sold fully furnished, offering a delightful living environment. Positioned on the 3rd floor without an elevator, the apartment is bright and in excellent condition. It features an entrance hall, an American-style kitchen that opens into the living room, two bedrooms with built-in storage, and a modern bathroom with a toilet. The lively neighborhood is sought-after and bustling throughout the year, making this property an ideal pied-à-terre on the Côte d'Azur or a perfect second home.

The seller is responsible for the agency fees. The apartment is part of a co-ownership consisting of 12 lots. There are no ongoing legal proceedings. The property has an energy efficiency rating of class C and a climate class of A, with estimated annual energy expenses for standard use ranging from €586.00 to €794.00, including subscriptions, for the years 2021, 2022, and 2023.

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