3 rooms in Old Town

€409,000

Old Town · 3 rooms · 83 m² in size

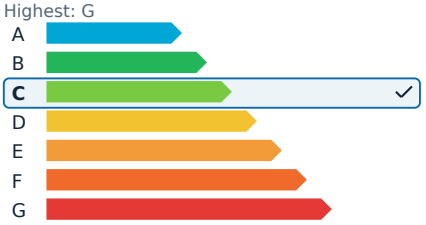


Key details

Surface area	**83 m²**
Rooms	**3**
Annual charges	**€1,440 /yr**

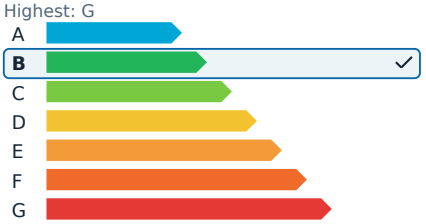
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

Just steps away from Place Rossetti, in the heart of Vieux-Nice, this charming three-room apartment offers a unique blend of historical character and modern potential. Spanning approximately 82.25 square meters under the Carrez law, the apartment is situated on the fourth floor of an old building, without an elevator. The living area, featuring exposed beams and two windows, covers over 32 square meters, providing ample space for both a living room and dining area. The apartment also includes an entrance hall of nearly 12 square meters, a separate kitchen with a window, two bedrooms measuring approximately 13.64 and 11.65 square meters, a bathroom with a bathtub, and separate toilet facilities.

The apartment is bright, quiet, and spacious, offering significant potential for reconfiguration. Currently comprising two bedrooms and a bathroom, it could be redesigned into a beautiful four-room apartment or divided into two two-room apartments, as has been done elsewhere in the building. The Cours Saleya market, local shops, and the Cathédrale – Vieille Ville tramway are all within walking distance, making this an ideal location to enjoy the daily life of Nice's historic center.

This property is part of a co-ownership consisting of 9 lots, with no ongoing legal proceedings. The monthly management cost is approximately €120. The energy efficiency rating is class C with an index of 168, and the climate rating is class B with an index of 6. Agency fees are covered by the seller.

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