3 rooms in Old Town

€450,000

Old Town · 3 rooms · 70 m² in size



Description

Perched on an upper floor of a charming building in the heart of Vieux-Nice, this apartment offers a prime location just steps away from Place Rossetti, the sea, and the tramway. The residence features a convenient elevator, ensuring easy access. Spanning 71 square meters, the apartment includes a living room with a fully equipped kitchen, two peaceful bedrooms, and two bathrooms with toilets. The apartment is in excellent condition, boasting double glazing, plenty of light, and a tranquil atmosphere despite its central location.

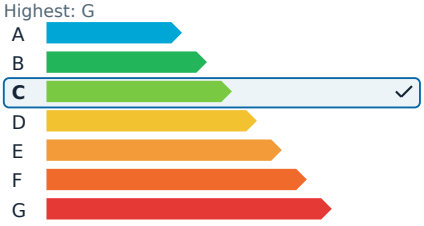
Ideal as a pied-à-terre or rental investment, this property comes with estimated annual energy expenses ranging from €800 to €1,140, based on standard usage for the years 2021, 2022, and 2023, including subscriptions.

Key details

Surface area	**70 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Annual charges	**€1,752 /yr**

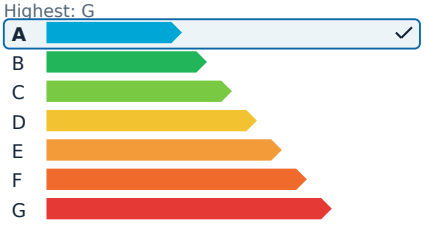
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



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