3 rooms in Old Town

€345,000

Old Town · 3 rooms · 42 m² in size

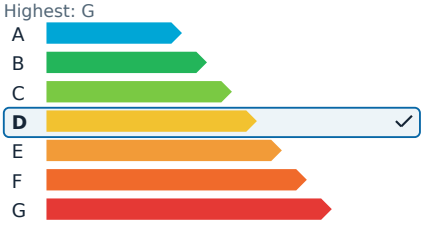


Key details

Surface area	**42 m²**
Rooms	**3**
Floor	**4th**

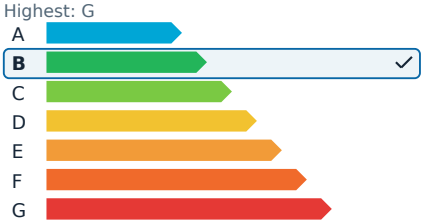
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This apartment is ideally situated in the heart of Old Nice, just a short distance from the Port, Place Garibaldi, and the historic center's notable landmarks. Positioned on the fourth and top floor of a characterful Nice building from the early 19th century, this 42.05 square meter, three-room apartment offers a living room with an open kitchen, two bedrooms, and a bathroom with a WC.

The apartment benefits from a double South and West exposure, providing beautiful natural light throughout the day. High ceilings, typical of older buildings, add to the apartment's charm. Its strategic location and efficient layout afford strong rental potential, appealing to both seasonal and long-term furnished rental markets. Additionally, it serves as an ideal residence in the heart of Nice, conveniently located just minutes from the city center, the Port, and the nearby beaches.

The property combines a prime location with historical charm and heritage value, making it a unique find.

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