# 3 rooms in Old Town

**€379,000**

Old Town · 3 rooms · 62 m² in size



## Key details

| | |
|---|---|
| Surface area | **62 m²** |
| Rooms | **3** |
| Floor | **3rd** |
| Annual charges | **€1,352 /yr** |

**DPE (Energy)** **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

**GES (Emissions)** **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

## Description

This charming property is situated in the historic Vieux Nice, close to the vibrant rue Droite, the picturesque Place du Jesus, and the iconic Eglise St Jacques Le Majeur. The area is known for its lively atmosphere while this apartment offers a peaceful retreat. It is a spacious 2/3-room apartment, covering 63 square meters, and is in excellent condition. The apartment is designed for comfort, with cross ventilation and quiet surroundings. It is ideal for short-term rentals, accommodating up to 8 guests, and features convenient access with a digital code and key box for autonomous arrivals.

The living area is 26 square meters and includes a fully equipped open kitchen. Additional amenities include a laundry area with a flat water heater that is connected for ease of use. The apartment boasts beautiful volumes with high ceilings, perfect for mezzanine beds, and is fitted with double glazing for added comfort. The building's facade and common areas have been recently renovated, and the property can be sold furnished if desired.

Monthly management costs are 113 EUR, which includes cold water, based on the year 2024. The property has an energy efficiency rating of C, with estimated annual energy costs ranging from 954 EUR to 1,290 EUR, based on average energy prices from 2021 to 2023.

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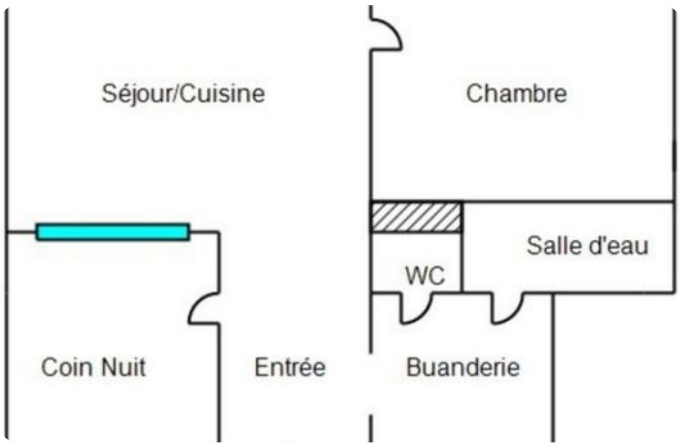








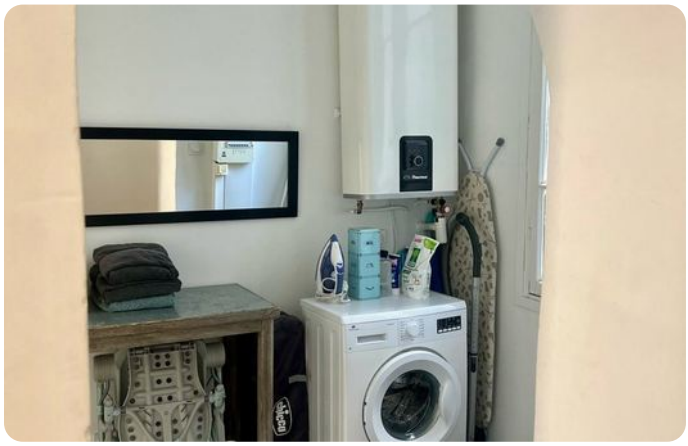



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