3 rooms in Old Town

€349,000

Old Town · 3 rooms · 53 m² in size

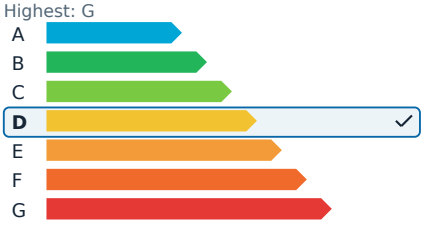


Key details

Surface area	**53 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Cellar	**Yes**

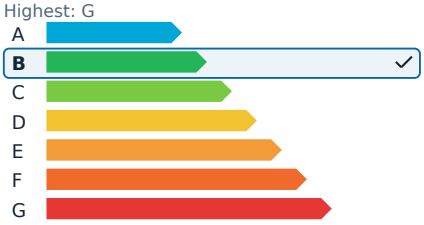
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This charming three-room apartment offers a prime location directly across from the Coulée Verte, just steps away from the historic Vieux-Nice, beautiful beaches, and a variety of amenities. The area is well-connected by public transport, making it a convenient spot for both residents and visitors.

Positioned on the second floor of a well-maintained building with an elevator, the apartment spans 53.98 m² according to the Carrez law (with a total floor area of 56.42 m²). Inside, you'll find an inviting entryway, an independent kitchen that is both fitted and equipped, and a living room measuring 18.37 m². The property also includes two rooms currently used as bedrooms, measuring 8.28 m² and 7.85 m², a bathroom with a toilet, and ample storage space.

Double-glazed windows provide effective insulation, and both heating and hot water are individually controlled.

The apartment is in good general condition and is well-suited for rental investment, especially since the co-ownership permits seasonal rentals. The property boasts low charges and includes a spacious 19.25 m² cellar in the basement. Its functional layout ensures no wasted space, all within the classic architecture of a Niçoise building.

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