3 rooms in Old Town

€275,000

Old Town · 3 rooms · 42 m² in size

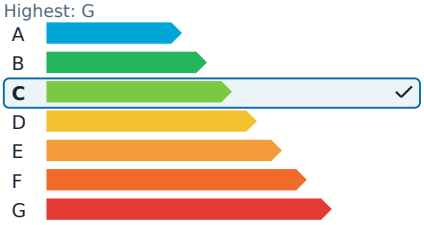


Key details

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

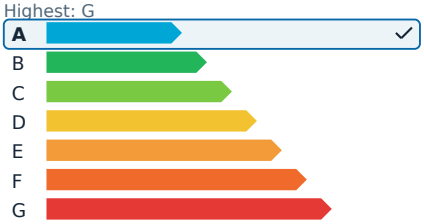
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This property is ideally situated near the Coulée Verte and Place Garibaldi, offering convenient access to the tramway. The apartment features a spacious three-room layout with nearly 41 square meters of living space. It includes integrated air conditioning and provides a clear view of the Coulée Verte park. The living area is bright and welcoming, located at the entrance of Vieux Nice, and comes with a fully fitted and equipped kitchen. The main bedroom is bright and faces southeast, while a second bedroom offers a peaceful retreat. The bathroom is modern, featuring an Italian-style shower and toilet.

The apartment is part of a co-ownership consisting of 15 lots. It boasts a good rental yield potential, making it an attractive investment opportunity. The energy efficiency rating is class C, and the climate rating is class A. Estimated annual energy expenses for standard use range from 640 to 930 euros, including subscriptions, for the years 2021, 2022, and 2023. The agency fees, which amount to 5.26% VAT included, are the responsibility of the buyer. There are currently no ongoing legal proceedings associated with this property.

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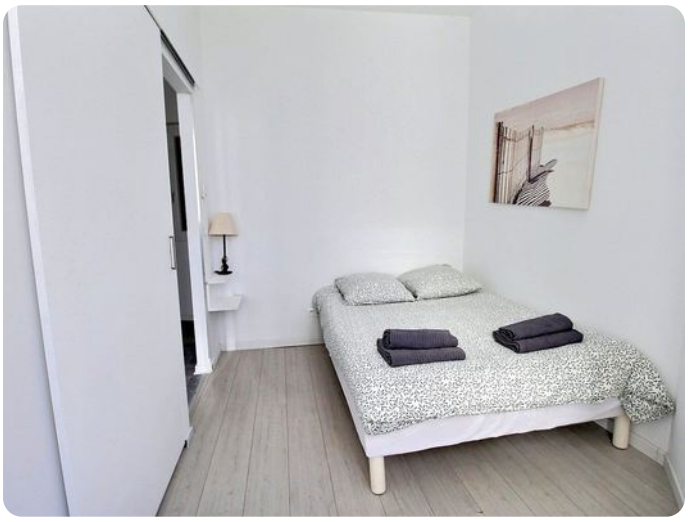











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