4 rooms in Old Town

€498,000

Old Town · 4 rooms · 74 m² in size



Key details

Surface area	**74 m²**
Rooms	**4**
Floor	**2nd**
Annual charges	**€1,308 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

In the heart of Vieux-Nice, near the vibrant Place Saint-François, this charming apartment offers a prime location between Place Masséna and the Port of Nice. Surrounded by a variety of shops, restaurants, and cafés, and conveniently situated near the tramway, this property provides easy access to the best the area has to offer.

The apartment is on the second floor of a well-maintained building, though it does not have an elevator. Spanning 80 square meters (74 square meters according to the Carrez Law), it features a spacious living room, a fully equipped independent kitchen, three bedrooms, a bathroom with separate WC, and a loggia. The interior is in excellent condition, complete with air conditioning and double glazing, ensuring comfort and tranquility despite its central location. This property is suitable for any type of purchase.

The estimated annual energy expenses for standard use range between €1,188 and €1,608, including subscriptions, based on data from 2021 to 2023.

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