4 rooms in Old Town

€235,000

Old Town · 4 rooms · 45 m² in size

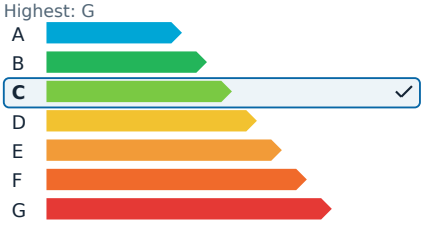


Key details

Surface area	**45 m²**
Rooms	**4**
Floor	**5th**
Lift	**Yes**
Annual charges	**€1,320 /yr**

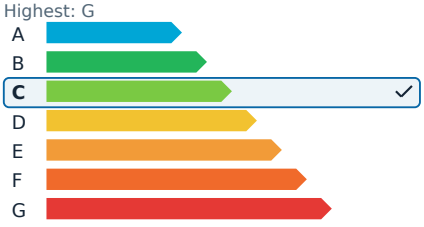
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the vibrant heart of Vieux-Nice, this apartment offers a prime location just steps away from the Promenade des Anglais, Place Masséna, and the Port of Nice. Surrounded by a lively array of shops, restaurants, and cafés, the property is situated on the fifth and top floor of a historic building with excellently maintained common areas, accessible by elevator.

The apartment spans 110 square meters, with 45 square meters under the Carrez law, and includes a living room with a kitchen, three bedrooms, and a bathroom with a toilet. Despite its central location, the property offers absolute tranquility. However, it requires a complete renovation, making it a versatile opportunity for various types of buyers.

The estimated annual energy costs for standard usage range between 519 and 703 euros, based on rates from 2021 to 2023, including subscriptions.

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