

# One-bedroom apartment in Old Town

€280,000

Old Town · 1 bedroom · 38 m<sup>2</sup> in size



## Description

In the highly desirable Nice Port area, this charming 39 m<sup>2</sup> two-room apartment offers a comfortable living space within a popular residence. The apartment features a welcoming entrance with a convenient laundry area, a bright living room with an open kitchen that extends to a tranquil courtyard terrace, and a cozy bedroom with built-in storage and direct access to the terrace. The bathroom has been recently renovated, and there is a separate toilet for added convenience. The location is exceptional, with easy access to shops, public transport, and beautiful beaches, making it an ideal choice for a rental investment or a pied-à-terre. Additionally, there is the option to purchase a garage within the residence for an extra cost. This property is a rare find and worth visiting promptly.

Estimated annual energy expenditure for standard use ranges

between €786.0 and €1064.0, indexed to the years 2021, 2022, and 2023, with subscriptions included.

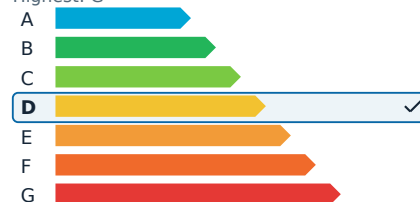
## Key details

|                 |                   |
|-----------------|-------------------|
| Surface area    | 38 m <sup>2</sup> |
| Bedrooms        | 1                 |
| Floor           | Ground            |
| Lift            | Yes               |
| Outside space   | Balcony           |
| Monthly charges | €63 /mo           |

## DPE (Energy)

D

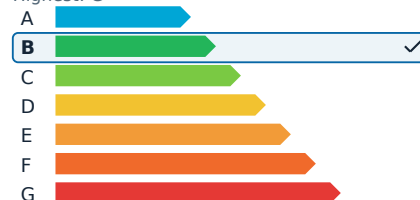
Lowest: A  
Highest: G



## GES (Emissions)

B

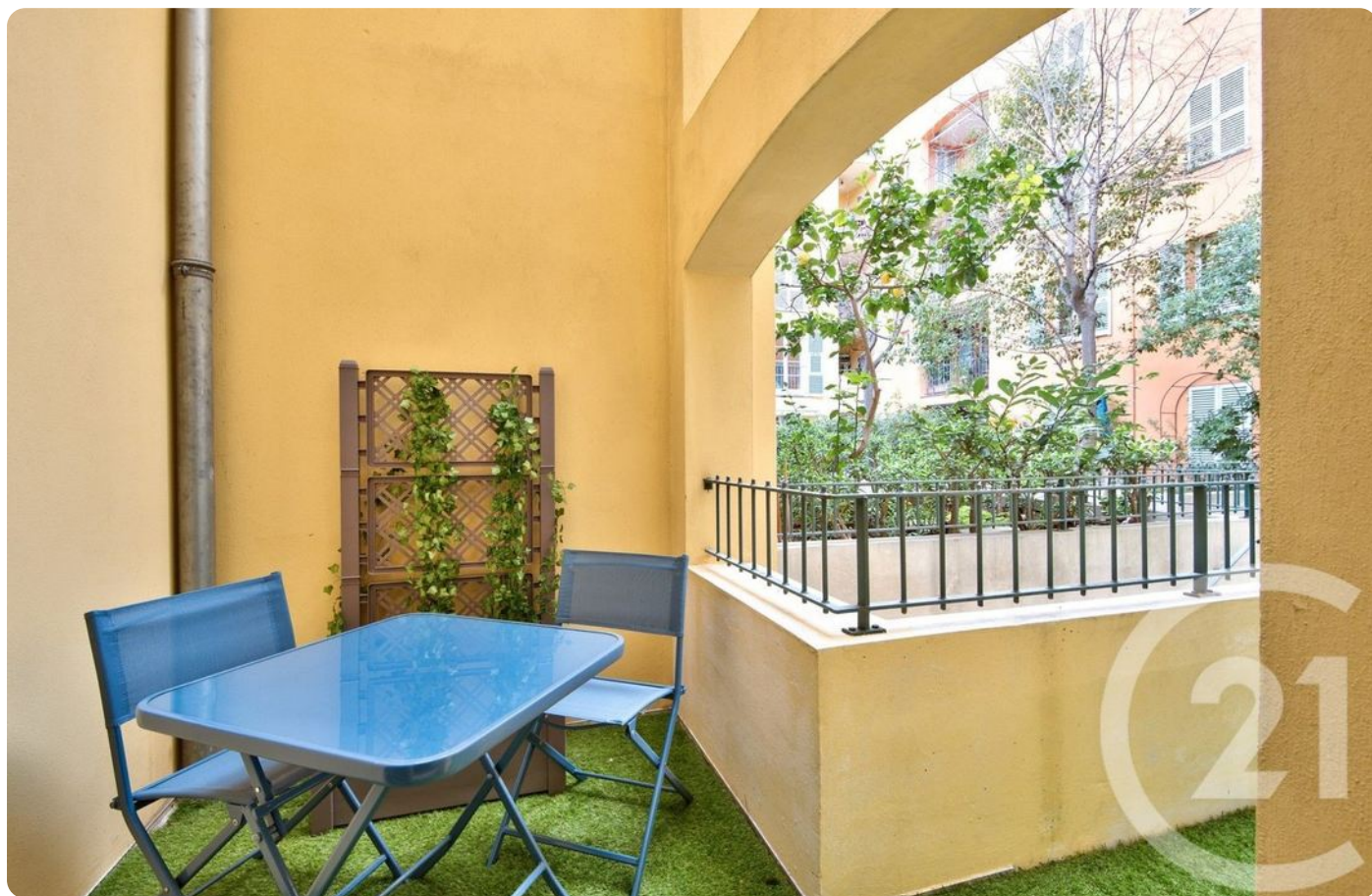
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