Two-bedroom apartment in Old Town

€315,000

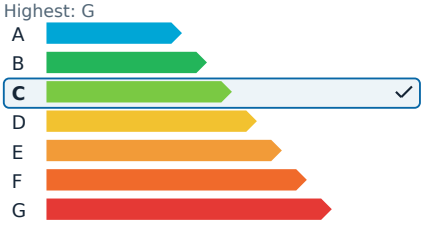
Old Town · 2 bedrooms · 49 m² in size

Key details

Surface area	**49 m²**
Bedrooms	**2**
Floor	**1st**
Lift	**No**
Outside space	**Terrace**
Monthly charges	**€165 /mo**

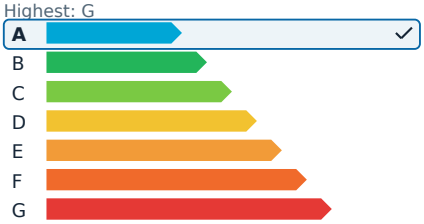
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover a superb three-room apartment in the heart of Vieux-Nice, set in a quiet, charming pedestrian street. This property seamlessly combines authenticity with modern comfort, making it an ideal choice for those who love the historical center and its vibrant lifestyle.

Located on the first floor of a well-maintained Niçoise building, the apartment enjoys excellent natural light thanks to its south-facing orientation. It features a pleasant living room of approximately 20 square meters, two bedrooms, a bathroom, a separate WC, and a fully equipped kitchen that opens onto a terrace.

One of the standout features is the serene terrace overlooking the building's inner courtyard, a highly sought-after privilege in the bustling center of Vieux-Nice. The apartment boasts quality amenities, including double glazing, reversible air conditioning, and a secure bike storage area within the building. Security is further enhanced with a digital entry code and video surveillance.

Sold fully furnished and equipped, this property is ready for immediate occupation or rental. It is an excellent opportunity for rental investment, whether for seasonal, medium-term, or student co-living arrangements, offering great potential for profitability. It is also perfect for a young couple eager to enjoy the charm and vibrancy of the historic center.

The location is a significant advantage, with shops, restaurants, markets, tramway, transport links, and beaches just steps away. Positioned right behind the Cours Saleya, it is in one of the most sought-after areas of Nice.

This charming, turnkey property in an exceptional location is a must-visit.

The property is part of a co-ownership comprising 20 main lots, with annual management charges of 1,980 euros. It has an energy efficiency rating of 173 kWhep/m2.year (C) and a greenhouse gas emission rating of 5 kgeqCO2/m2.year (A). Estimated annual energy expenses range between 700 and 1,020 euros. There are no ongoing legal proceedings, and agency fees, amounting to 5% including tax, are fully covered by the seller.

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