# Two-bedroom apartment in Old Town

**€279,000**

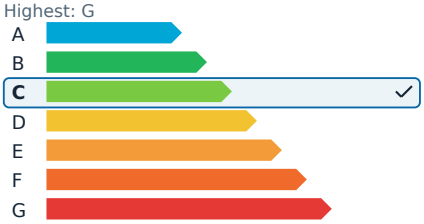
Old Town · 2 bedrooms · 52 m² in size

## Key details

| | |
|---|---|
| Surface area | **52 m²** |
| Bedrooms | **2** |
| Floor | **1st** |
| Lift | **No** |
| Outside space | **No** |

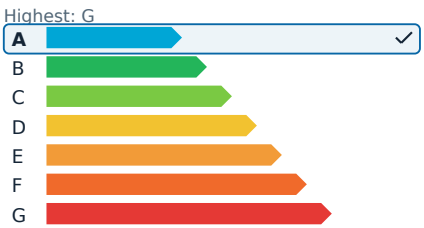
**DPE (Energy)** **C**

Lowest: A
Highest: G




**GES (Emissions)** **A**

Lowest: A
Highest: G




## Description

In the heart of the Old Town of Nice, on Rue du Moulin, lies a charming three-room apartment of approximately 52 square meters. This first-floor Niçois-style property has been fully renovated and features a practical layout. It includes a hallway with storage, a spacious living area, a first sleeping area with a mezzanine, a bathroom, a separate toilet, and a second sleeping area. The apartment is equipped with air conditioning for added comfort.

The location is ideal, with shops and public transport, including tram lines 1 and 2, right at the doorstep. This makes it a perfect investment opportunity or a convenient pied-à-terre. A visit is highly recommended.

The property is part of a co-ownership. The annual management charges are €960, and there are no known ongoing legal proceedings. The energy efficiency rating is C (150) / A (5). Agency fees are the responsibility of the seller.

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