

Two-bedroom apartment in Old Town

€480,000

Old Town · 2 bedrooms · 70 m² in size



Description

In the vibrant heart of Nice, just steps away from the historic Old Town and overlooking the lush Coulée Verte, this beautifully renovated 3-room apartment offers an ideal city living experience. The 70m2 space, thoughtfully redesigned by an architect, features a bright living area and a modern, fully equipped kitchen. There are two bedrooms, each with custom-made wardrobes, and one with its own private bathroom. A second bathroom with a toilet and a convenient laundry room add to the functionality of this home.

The apartment is equipped with reversible air conditioning, and seasonal rentals are permitted, making it a versatile option for both permanent residents and investors. Nestled in a charming Nice building, this property is part of a co-ownership arrangement.

The annual management charges are 600 euros, and the property is part of a co-ownership with a total of 10 lots. The seller is responsible for the agency fees. The apartment boasts an energy efficiency rating of B, with energy consumption at 95 kWh/m²/year and minimal greenhouse gas emissions rated at A, or 2 kgCO₂/m²/year. There are no ongoing legal proceedings associated with the property.

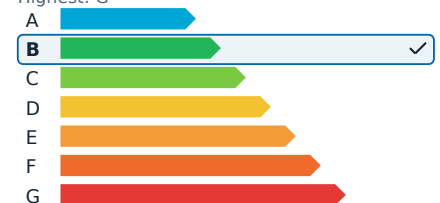
Key details

Surface area	70 m²
Bedrooms	2
Floor	1st
Lift	No
Outside space	No

DPE (Energy)

B

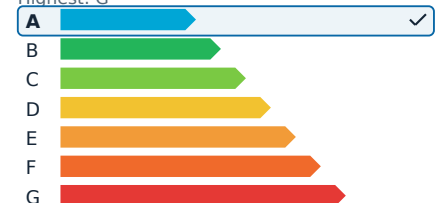
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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