Two-bedroom apartment in Old Town

€549,000

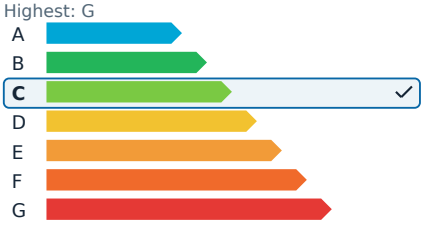
Old Town · 2 bedrooms · 92 m² in size

Key details

Surface area	**92 m²**
Bedrooms	**2**
Floor	**6th**
Lift	**No**
Outside space	**Terrace**
Monthly charges	**€92 /mo**

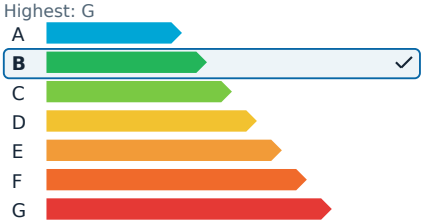
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Vieux-Nice on Rue Saint-François, this duplex offers a unique opportunity to create a personalized living space. Spanning 93 square meters, it occupies the top two floors of a charming small building. A rare feature in this area, the 10-square-meter terrace is accessible from both the kitchen and dining room, providing a delightful space for outdoor enjoyment.

On the fifth floor, the apartment includes a 14-square-meter living room, two bedrooms measuring 15.46 and 13.31 square meters, a bathroom, a shower room, and a storage area. The upper level features a 17.40-square-meter dining room and a 10-square-meter kitchen, both opening to the terrace, along with an additional WC.

This property is a blank canvas, ready for transformation. While some refreshing work will enhance its charm, a more comprehensive renovation could create a characterful pied-à-terre in the heart of the old town. It also presents an attractive opportunity for investors, with the potential to reconfigure the space, subject to necessary checks. The co-ownership allows for seasonal rentals, adhering to applicable regulations. The common areas have recently been fully renovated.

Details of the property include the absence of ongoing legal proceedings, with a total of 15 lots in the co-ownership. The annual management charges are projected at €1,100. The agency fees are covered by the seller. Energy performance scores are 179 kWhEP/m²/year and 7 kgepCO2/m²/year, with estimated annual energy costs ranging from €1,573 to €2,129, based on 2021 energy prices.

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