

# Studio apartment in Old Town

€165,000

Old Town · Studio · 24 m² in size



## Description

In the heart of Vieux Nice, on rue Jésus, this studio offers a unique blend of historical charm and modern style. Set in a beautifully maintained building from 1880, this 24-square-meter apartment is on the fourth floor and enjoys a peaceful street setting while being just steps away from shops, tramway access, and the sea.

The studio is notable for its bright, west-facing living area, which exudes warmth with original arches, a preserved fireplace, and period parquet flooring. The white walls and ceilings enhance the natural light and highlight the space's generous proportions. A cleverly designed sleeping area is demarcated by a sofa and an alcove, with the option to add a small partition for increased privacy. The apartment also features a functional kitchen and a bathroom.

This property represents a rare opportunity in the area, ideal for a highly profitable rental investment, whether for seasonal or student accommodations, or as a charming pied-à-terre.

Sale Price: €165,000

For more information on the risks to which this property is exposed, please visit [georisques.gouv.fr](https://georisques.gouv.fr).

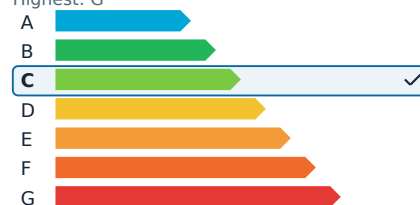
## Key details

|               |        |
|---------------|--------|
| Surface area  | 24 m²  |
| Bedrooms      | Studio |
| Floor         | Ground |
| Lift          | No     |
| Outside space | No     |

## DPE (Energy)

C

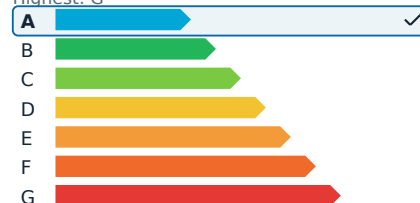
Lowest: A  
Highest: G



## GES (Emissions)

A

Lowest: A  
Highest: G



# Studio apartment in Old Town

€165,000

Old Town · Studio · 24 m<sup>2</sup> in size

VIEUX NICE

STUDIO  
CHARMANT



# Studio apartment in Old Town

€165,000

Old Town · Studio · 24 m<sup>2</sup> in size

