

One-bedroom apartment in Old Town

€359,000

Old Town · 1 bedroom · 57 m² in size



Description

This property offers a unique opportunity in the heart of the historic Vieux-Nice, right by the iconic Place Rossetti. It consists of over 57 square meters divided into two furnished units: a one-bedroom apartment and a studio. The location is highly sought after, surrounded by the charm of the old town, close to the Sainte-Réparate Cathedral, shops, restaurants, and other notable landmarks.

The property presents a variety of possibilities, whether you are looking to invest, build a real estate portfolio, or find a pied-à-terre with an additional rental unit. The rental potential is significant, with a reported gross return of nearly 14% and an occupancy rate of

77%. This makes it an attractive option for those interested in the rental market.

The property is part of a co-ownership of 19 lots, with no ongoing legal proceedings as per the relevant construction and housing codes. The monthly management cost is 61€, and the agency fees are covered by the seller.

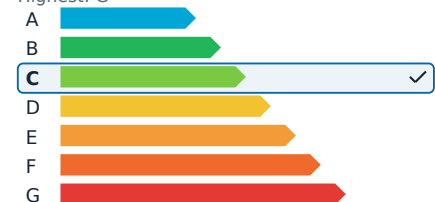
Key details

Surface area	57 m ²
Bedrooms	1
Floor	Ground
Lift	No
Outside space	No
Monthly charges	€61 /mo

DPE (Energy)

C

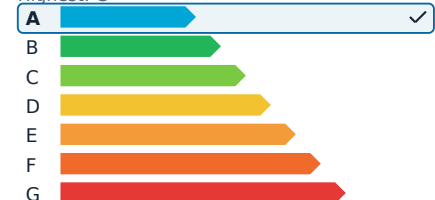
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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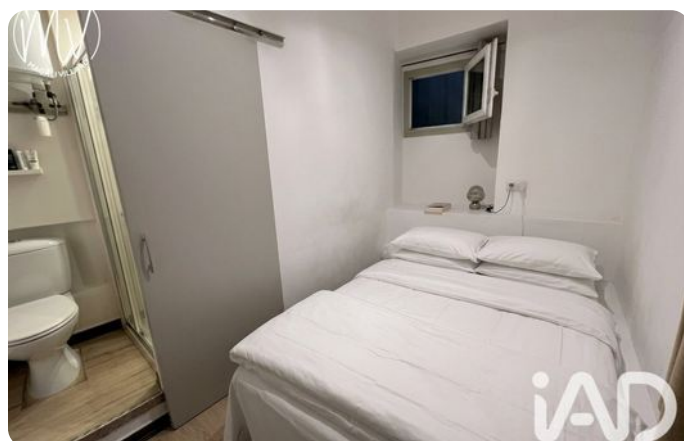
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