1 room in Old Town

€179,000

Old Town · 1 room · 21 m² in size



Key details

Surface area	**21 m²**
Rooms	**1**
Floor	**4th**
Annual charges	**€8,784 /yr**

DPE (Energy) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

Discover a charming studio apartment in the heart of Old Nice, offering an ideal investment opportunity or a perfect pied-à-terre. This delightful space is located on the fourth floor of a typical Niçois building, without an elevator, and captivates with its warm and carefully curated decor. Despite its central location in the lively old town, the apartment remains a tranquil retreat.

The well-designed layout includes a sleeping area, a living space with an optimized kitchen corner, and a shower room. It is perfect for seasonal rentals, previously utilized as an Airbnb by the current owners, boasting a net return of nearly 12%. The property is also well-suited for personal use, with low charges and taxes.

Every detail has been considered to ensure a comfortable stay for you or your guests. The studio comes fully equipped with all necessary appliances, including a refrigerator, dishwasher, oven, and washer-dryer. Air conditioning is installed, and the building is secured with a digicode and a vestibule serving this studio and a neighboring apartment. The apartment is in impeccable condition, offered furnished and ready for immediate use.

The location is strategic, situated in the very heart of Old Nice, just steps from Place Garibaldi, the port, and Castle Hill, as well as near the new Coulée Verte. Public transport is easily accessible, with Tramway Line 1 (Cathédrale-Vielle Ville stop) and Tramway Line 2 (Garibaldi-Le Château stop) just two minutes away on foot.

Quarterly charges amount to 183€, and the property has a property tax of 464€. The energy efficiency rating is B, and the greenhouse gas emission rating is A.

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