1 room in Old Town

€280,000

Old Town · 1 room · 36 m² in size

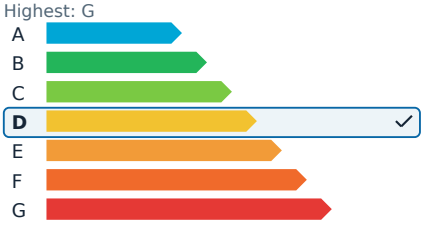


Key details

Surface area	**36 m²**
Rooms	**1**
Floor	**1st**

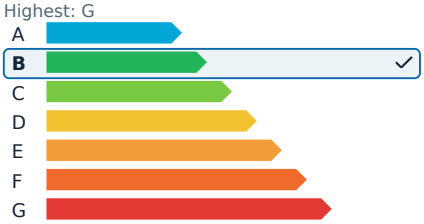
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of the highly sought-after Vieux-Nice, just steps away from the Cours Saleya and the beaches, lies a charming studio that has been fully renovated and is sold furnished. This delightful apartment, already utilized for seasonal rentals, is optimized and tastefully arranged, offering accommodations for up to four people with its bedroom and mezzanine sleeping area. It is a true Niçois-style retreat, ready for immediate use.

The property is situated in an exceptionally quiet environment, tucked away at the back of a cul-de-sac, providing a serene escape from the hustle and bustle of Vieux-Nice. This level of comfort is a rare find in the area. There is no work needed on the property, and it is currently managed by a management company, making it an ideal turnkey solution for a peaceful rental investment. The estimated rental income ranges from €22,000 to €26,000 per year.

The studio's prime location in the historic center offers absolute tranquility and immediate proximity to shops, restaurants, markets, and beaches. Its charm and warm ambiance, along with an existing Airbnb setup, contribute to its attractive profitability. This property is a rare gem in the area, perfect for a rental investment, a pied-à-terre on the Côte d'Azur, or a pleasure purchase.

The property is part of a co-ownership with 10 lots and there are no ongoing legal proceedings. The sale price is €280,000, with agency fees borne by the seller.

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