# 1 room in Old Town

**€199,500**

Old Town · 1 room · 28 m² in size



## Key details

| | |
|---|---|
| Surface area | **28 m²** |
| Rooms | **1** |
| Floor | **2nd** |
| Annual charges | **€600 /yr** |

**DPE (Energy)** **D**

Lowest: A
Highest: G

A
B
C
**D** ✓
E
F
G

**GES (Emissions)** **B**

Lowest: A
Highest: G

A
**B** ✓
C
D
E
F
G

## Description

This charming studio offers an exceptional living experience in the heart of Nice, just steps from the lush Coulée Verte and the vibrant Place Garibaldi. With a prime location close to the tramway and all essential amenities, this 28.40 m² apartment has been fully renovated with high-quality materials, ensuring a modern and comfortable living space. Set on the second floor of a characterful building dating back to 1830, it provides an ideal environment for enjoying the best of Nice's lifestyle. Despite its central location, the studio is tucked away from the boulevard, offering a peaceful and quiet setting.

The property is part of a well-maintained co-ownership and boasts very low monthly charges, making it an attractive option for both a pied-à-terre and a rental investment. The potential for seasonal rental income is significant, with estimated gross annual earnings of approximately €25,600, translating to a gross yield of around 12.8%. The studio's strategic location, coupled with its comprehensive renovation and low charges, positions it as a highly desirable property.

The monthly management cost is approximately €50. The energy efficiency rating is D / B. The agency fees are 0.25% including tax, payable by the purchaser. The property is part of a co-ownership with 71 lots, and there are no ongoing legal proceedings.

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