Two-bedroom apartment in Old Town

€263,000

Old Town · 2 bedrooms · 43 m² in size

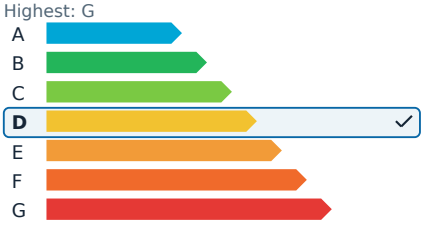


Key details

Surface area	**43 m²**
Bedrooms	**2**
Floor	**2nd**
Lift	**No**
Outside space	**No**
Monthly charges	**€110 /mo**

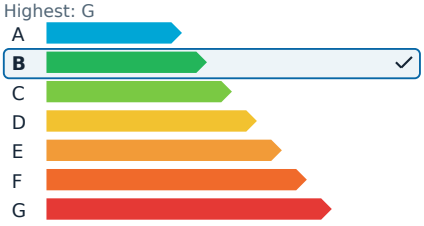
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

Discover a charming 43.80 m² apartment in the heart of the highly sought-after Vieux Nice. This property is ideally located near shops, restaurants, the Promenade des Anglais, and the sea. Originally a two-room layout, the apartment has been cleverly reconfigured into a three-room space, now featuring two bedrooms that are perfect for student rentals.

The apartment was renovated approximately two years ago and is in good general condition. Currently, it is utilized for student accommodation, with each of the two bedrooms rented separately until May 31, 2027. During the summer months, the property is used for short-term holiday rentals, benefiting from high demand due to its strategic and privileged location in the heart of Vieux Nice, close to the sea. The flexibility to offer short-term rentals provides a significant advantage.

This is a great opportunity for rental investment, offering a very good return and excellent value for money in one of Nice's most desirable areas.

The property is part of a co-ownership consisting of 8 lots. There are no ongoing legal proceedings as per article L. 721-1 of the construction and housing code. The average monthly management cost declared by the seller is €110. Agency fees are borne by the seller.

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