Two-bedroom apartment in Old Town

€359,000

Old Town · 2 bedrooms · 57 m² in size



Key details

Surface area	**57 m²**
Bedrooms	**2**
Floor	**3rd**
Lift	**No**
Outside space	**No**
Monthly charges	**€64 /mo**

DPE (Energy) **C**

Lowest: A
Highest: G

- A
- B
- **C** ✓
- D
- E
- F
- G

GES (Emissions) **A**

Lowest: A
Highest: G

- **A** ✓
- B
- C
- D
- E
- F
- G

Description

This investment property offers a compelling opportunity with a gross yield exceeding 15% for short-term rentals and 10% for mixed rentals (furnished for 9 months plus short-term). It is part of a small co-ownership that permits short-term rentals in its regulations. Ideally situated in the heart of Vieux Nice, on a quiet street near Place Rossetti, the building is an excellent investment with features such as a secure entry with a Vigik system, video surveillance, and well-maintained common areas with minimal charges.

The apartment, located on the third floor and spanning 54 square meters, has an energy efficiency rating of C. It includes a shared entrance area leading to two separate rental units. One is a large studio featuring a living area with an integrated kitchen, a sleeping alcove, and a bathroom. The other is a two-room unit with an open-plan living room and kitchen, a separate bedroom, and a bathroom.

The property has very low management charges.

Two-bedroom apartment in Old Town

€359,000

Old Town · 2 bedrooms · 57 m² in size





Two-bedroom apartment in Old Town

€359,000

Old Town · 2 bedrooms · 57 m² in size













Two-bedroom apartment in Old Town

€359,000

Old Town · 2 bedrooms · 57 m² in size





