

Two-bedroom apartment in Old Town

€359,000

Old Town · 2 bedrooms · 53 m² in size



Description

This rental investment opportunity boasts a gross yield of over 15% for short-term rentals and 10% for mixed rentals (furnished for 9 months plus seasonal). It is part of a small co-ownership that has approved seasonal rentals in its regulations. Perfectly positioned in the heart of Old Nice, on a quiet street at the corner of Place Rossetti, the building offers all the advantages of an ideal investment: a secure entrance with a reinforced door and keycard access, video surveillance, renovated and well-maintained common areas, and very low charges.

The apartment, located on the third floor, spans 54 square meters and has an energy efficiency rating of C. It features a shared entrance hall leading to two rental units. One is a large studio with a living area that includes a kitchen, an alcove for sleeping, and a

bathroom. The other is a charming two-room unit with an open-plan living room and kitchen, a separate bedroom, and a bathroom. A virtual tour is available on the website.

The property has an energy efficiency rating of C.

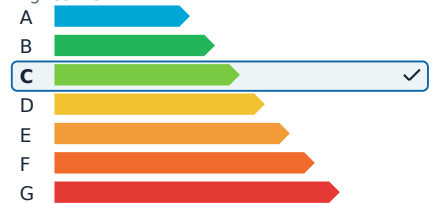
Key details

Surface area	53 m²
Bedrooms	2
Floor	3rd
Lift	No
Outside space	No
Monthly charges	€5 /mo

DPE (Energy)

C

Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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