2 rooms in Old Town

€249,029

Old Town · 2 rooms · 24 m² in size



Key details

Surface area	**24 m²**
Rooms	**2**
Floor	**5th**

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

Discover a charming attic apartment located on the top floor of a traditional Nice building at 3 Rue Jules Gilly. This unique property offers exceptional rental potential in the vibrant and historic district of Vieux Nice. The apartment features a Carrez law area of 24.43 m² and a total floor area of 47.83 m², providing a beautifully optimized space under the roof. It is thoughtfully designed with two well-arranged rooms, including a cozy main living area with a mezzanine sleeping nook for a single bed, a functional kitchen connecting the living room and bedroom, an independent and comfortable bedroom, and a bathroom with a toilet.

The property stands out for its full authorization for Airbnb short-term rentals, promising strong profitability in one of the most sought-after tourist areas in Nice. Its prime location is just steps away from Cours Saleya, the flower market, the beaches of the Promenade des Anglais, and convenient transport links like trams and buses. The apartment exudes the charm of the old town, with exposed beams and the unique ambiance of Nice's historic center. The difference between the Carrez area and the total floor area offers a very pleasant and optimized living volume, making it a rare find on the market due to its authorization for furnished tourist rentals.

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