2 rooms in Old Town

€259,000

Old Town · 2 rooms · 37 m² in size



Key details

Surface area	**37 m²**
Rooms	**2**
Floor	**4th**
Cellar	**Yes**
Annual charges	**€1,100 /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

Discover a charming two-room apartment in the heart of Vieux-Nice, one of the city's most iconic and sought-after neighborhoods. This 37 m² residence is situated on the fourth floor of a well-maintained Niçoise building, offering a delightful living experience without the convenience of an elevator. The apartment's space is efficiently utilized, featuring an entrance with a closet, a bright living room with a welcoming atmosphere, a separate bedroom area, an independent kitchen, and a bathroom with a toilet. For added comfort, the apartment is equipped with air conditioning suitable for both summer and winter months.

A 3 m² cellar accompanies the property, providing practical storage for items like luggage and seasonal equipment. The apartment's location offers immediate access to shops, restaurants, and public transport while maintaining a peaceful environment. This makes it an excellent choice for a pied-à-terre, a charming primary residence, or a secure investment opportunity.

The property holds significant rental potential, with options for a mixed student and seasonal lease strategy. Year-round seasonal rentals are possible, pending authorization for a change of use from the Nice city council. The area is currently under a quota system until March 2026, and the rules may evolve. Support is available to assess the feasibility of your project safely and thoughtfully. Depending on the chosen strategy and current possibilities, the estimated gross return ranges from 4% to 10%. A detailed estimate of potential income, whether for student, seasonal, or mixed scenarios, can be provided upon request after a visit.

Key features include its premium location in Vieux-Nice, proximity to Place Rossetti, brightness, air conditioning, excellent condition of the building, a 3 m² cellar, and strong investment and rental potential.

The agency fees are covered by the seller. The property is part of a co-ownership with 35 lots, and there are no ongoing legal proceedings. The annual forecasted charges are €1,100.

Regarding energy performance, the energy performance certificate was completed on October 15, 2025. The energy efficiency score is 186 kWhEP/m²/year, and the greenhouse gas score is 7 kgCO2/m²/year. The estimated annual energy expenses for standard use range from €690 to €1,000, based on 2021 energy prices, including

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