2 rooms in Old Town

€278,000

Old Town · 2 rooms · 47 m² in size



Key details

Surface area	**47 m²**
Rooms	**2**
Lift	**Yes**
Balcony	**Yes**

DPE (Energy) **F**

Lowest: A
Highest: G

A
B
C
D
E
F ✓
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

In the heart of one of Nice's most vibrant and authentic neighborhoods, this 2-room apartment on Rue de la Préfecture offers a unique opportunity. With a total area of 47m² (43m² under Carrez law), the apartment features seven windows, high ceilings, and a balcony, ensuring plenty of natural light throughout the space. While the apartment does require renovation, its exceptional location and generous volumes make it a versatile choice for various uses, including a pied-à-terre, main residence, rental investment, or even a space for a liberal profession such as a law firm.

The area is well-connected, with tram access just two minutes away, and is surrounded by shops, restaurants, and beaches, making daily life convenient and enjoyable. However, it's important to note that Airbnb-type rentals are not permitted within the co-ownership.

Monthly co-ownership charges are low at €50, and the property tax is €526 per year.

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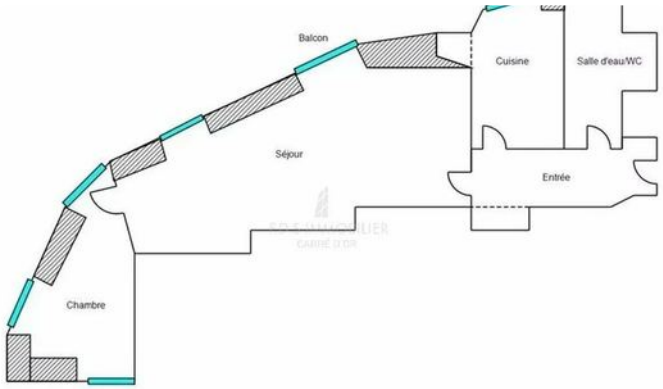

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