2 rooms in Old Town

€263,000

Old Town · 2 rooms · 43 m² in size

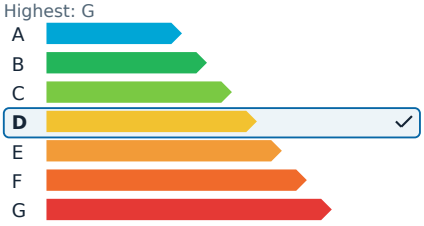


Key details

Surface area	**43 m²**
Rooms	**2**
Floor	**2nd**
Annual charges	**€1,320 /yr**

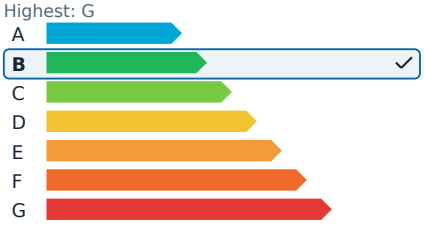
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of the highly sought-after Vieux Nice, this charming 45 m² apartment is just steps away from shops, restaurants, the Promenade des Anglais, and the sea. Situated on the second floor of a well-maintained historic building, the apartment was originally designed as a two-room space but has been cleverly reconfigured into three rooms, now featuring two bedrooms ideal for student rentals. Renovated approximately two years ago, it is in good general condition and is currently leased as student accommodation, with both bedrooms rented separately until May 31, 2027.

During the summer months, the property transitions to short-term holiday rentals, benefiting from high demand due to its strategic and prime location in the heart of Vieux Nice, near the sea. Short-term rentals are permitted, offering real flexibility in its use. This represents a fantastic investment opportunity with a very good return and excellent value for money in one of Nice's most desirable areas.

This property includes 2 lots within a co-ownership of 8 lots and is not subject to any ongoing legal proceedings. The monthly management cost declared by the seller is €110. Agency fees are the responsibility of the seller.

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