2 rooms in Old Town

€229,000

Old Town · 2 rooms · 23 m² in size

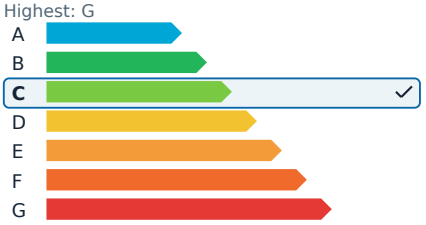


Key details

Surface area	**23 m²**
Rooms	**2**
Floor	**5th**

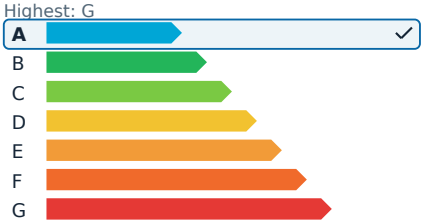
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of the Old Town of Nice, on rue Benoît Bunico, this top-floor duplex captures the charm and authenticity of one of the city's most iconic neighborhoods. Set within a typical Niçois building, the apartment spans 23.08 square meters and enjoys an exceptional location just steps from the beaches, popular spots, and public transport.

The apartment has been completely redesigned and furnished by an architect, showcasing a high-quality renovation where every detail has been carefully considered to blend aesthetics, comfort, and space optimization. Natural light floods the apartment through a central skylight and a glass floor, offering a distinctive architectural character and a rare ambiance for the area.

Offered fully furnished and air-conditioned, this property is ready for immediate use without the need for any additional work. It represents a sought-after real estate opportunity in a high-demand area. As a strategic rental investment, it is suitable for year-round short-term rentals with a net return of over 10%, while also offering the option for student rentals. Its premium location in a vibrant tourist environment ensures an excellent occupancy rate.

The apartment features an equipped open-plan kitchen with a dining area and pantry, a living space that includes a sleeping area, a shower room, and separate toilets with a washbasin.

Less than 200 meters from the beaches, with shops and restaurants at the building's doorstep, the Cathédrale Vieille Ville tramway is just a two-minute walk away, and the Lycée Masséna is in close proximity. This location is ideal for combining quality of life with rental value.

Monthly management costs are 50 EUR.

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