2 rooms in Old Town

€229,000

Old Town · 2 rooms · 32 m² in size

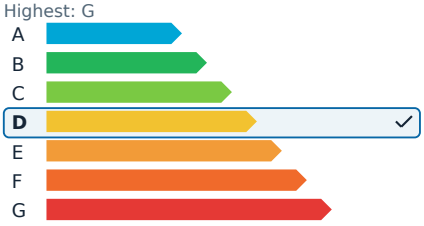


Key details

Surface area	**32 m²**
Rooms	**2**
Floor	**4th**
Annual charges	**€1,200 /yr**

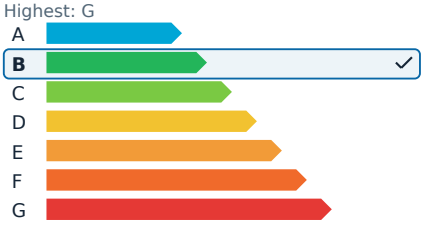
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Vieux-Nice, just 50 meters from the vibrant Place Rosetti, this charming two-room apartment offers a unique blend of authentic character and optimized profitability. With a size of 32.6 square meters (Carrez law), it is situated on the fourth floor of a typical building without an elevator, providing a peaceful retreat away from the commercial hustle, yet still close to the lively atmosphere of Nice.

The apartment is sold fully furnished and ready for immediate use, requiring no additional work. It is designed for instant profitability, suitable for both long-term rentals and short-term stays, with Airbnb permitted. Its strategic location makes it an ideal investment for those seeking high returns or for owners desiring a secondary residence that is easy to rent out.

Estimated annual energy expenses for standard usage range between €676 and €914, including subscriptions, based on the years 2021, 2022, and 2023.

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