2 rooms in Old Town

€295,000

Old Town · 2 rooms · 42 m² in size



Key details

Surface area	**42 m²**
Rooms	**2**
Floor	**3rd**
Annual charges	**€1,320 /yr**

DPE (Energy) **B**

Lowest: A
Highest: G

A	
B ✓	
C	
D	
E	
F	
G	

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓	
B	
C	
D	
E	
F	
G	

Description

In the heart of Vieux-Nice, just steps from the Cours Saleya, Promenade des Anglais, and the beaches, lies a stunning 42-square-meter apartment. This property has been fully renovated with quality materials, maintaining the charming character of the historic area. Upon entering, you are greeted by a bright and spacious living area featuring an open-plan kitchen and two large windows that flood the space with natural light throughout the day.

The apartment seamlessly blends the authentic charm of exposed beams with contemporary renovations, creating a harmonious balance between old-world allure and modern comfort. The sleeping area includes a comfortable bedroom and an elegant bathroom fitted with a walk-in shower. For year-round comfort, the apartment is equipped with ducted air conditioning and double-glazed windows, ensuring peace and excellent insulation.

This address is one of the most sought-after in Nice, located on the iconic Rue de la Préfecture. Within minutes on foot, you can reach the vibrant Cours Saleya market, the beaches, the Promenade des Anglais, Place Masséna, the Port of Nice, and the restaurants, shops, and entertainment of the historic center. The tramway is also easily accessible, making it convenient to enjoy the Niçoise lifestyle without the need for a car.

This property presents an excellent opportunity for a prestigious secondary residence, a pied-à-terre in the heart of Nice, a long-term investment, or a seasonal rental. Indicatively, the Airbnb income for 2025 is estimated at around €37,000, highlighting the strong rental potential of this highly sought-after address.

Key features include its prime location in Vieux-Nice, proximity to the Cours Saleya and the sea, a fully renovated 42 m² space, a spacious living area with an American kitchen, ample natural light, the charm of exposed beams, a bathroom with a walk-in shower, ducted air conditioning, double glazing, low maintenance needs, and high rental potential. The property is priced at €295,000.

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