2 rooms in Old Town

€259,000

Old Town · 2 rooms · 36 m² in size



Key details

Surface area	**36 m²**
Rooms	**2**
Floor	**2nd**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

In the heart of Vieux Nice, this charming two-room apartment offers an exceptional location amidst iconic alleyways, just steps away from shops, restaurants, public transportation, and the famous beaches of Nice. The property is in impeccable condition, seamlessly blending the allure of historic architecture with meticulous renovation. Upon entry, you'll be greeted by a warm and inviting atmosphere in the bright living space, which features an open-plan kitchen designed for comfort and sociability. The bedroom comes with a large closet, providing a functional and pleasant sleeping area. A bathroom with a toilet and additional storage space complete this appealing home.

Highly sought after for its prime location, this apartment presents a rare opportunity. It has already been used for seasonal rentals, boasting an estimated net yield between 5% and 6%, despite being operational for only three months, indicating its excellent rental potential. Ideal for a first investment, a first home purchase, or as a pied-à-terre to fully enjoy the relaxed lifestyle of Nice, this property offers a privileged living environment in one of the city's most desirable neighborhoods. An exceptional address, a charming apartment, and an opportunity not to be missed.

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