2 rooms in Old Town

€259,000

Old Town · 2 rooms · 37 m² in size

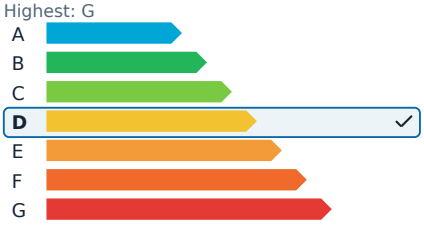


Key details

Surface area	**37 m²**
Rooms	**2**
Floor	**4th**

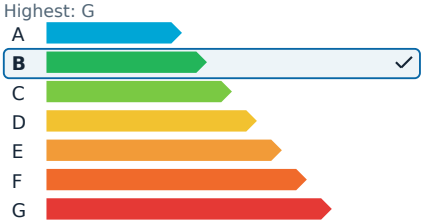
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the vibrant heart of Old Nice, this apartment boasts a prime location on the renowned Place Rossetti. Positioned on the fourth and top floor, the property combines the lively atmosphere of the historic district with a sense of tranquility. The 37.19 m² apartment has been completely renovated to enhance space and provide modern comforts. The entrance, featuring over 4 m² of integrated storage, leads into a spacious living room of more than 16 m², serving as the apartment's centerpiece. A separate and fully equipped kitchen offers a functional 5 m² space. The sleeping area includes a cozy bedroom, complemented by a well-appointed bathroom with WC spanning over 4.5 m². Ready for immediate use, this property requires no additional work.

This apartment represents a high-performance investment for seasonal rentals, having generated nearly 15,000 EUR in turnover during the last full season from April to September 2025, reflecting a profitability of 11%. It offers a rare opportunity to own a liquid and profitable asset in one of Nice's most desirable areas. A video tour is available upon request.

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