2 rooms in Old Town

€189,000

Old Town · 2 rooms · 25 m² in size



Key details

Surface area	**25 m²**
Rooms	**2**
Floor	**3rd**

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

Positioned on Rue du Jésus, this 25.01 m² studio offers a prime location between Old Nice and Place Masséna, providing easy access to shops, restaurants, tram transport, and various amenities. Situated on the third floor of a well-maintained 1949 Nice building, without an elevator, the apartment harmoniously blends authenticity with modern comfort in one of Nice's most vibrant and sought-after districts.

The studio has been tastefully renovated using quality materials. It features a modern living area with a fully equipped open kitchen, a comfortable bedroom with a large mirrored dressing room, and a contemporary bathroom with WC. The apartment's appeal lies in its meticulous style, high ceilings, and the charm of its historical elements combined with modern amenities such as a new kitchen, double glazing, and integrated dressing room.

Despite lacking an exterior space, the apartment provides a warm and inviting atmosphere. The condominium, composed of 10 lots, is quiet, clean, and well-maintained. This property is a rare opportunity on the Nice market, ideal for a pied-à-terre, a first purchase, or a turnkey rental investment, given the high demand for both short and long-term furnished rentals.

The sale price is €189,000, including fees payable by the seller. This offering is a true gem, merging careful renovation with the charm of Old Nice and promising attractive profitability.

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