2 rooms in Old Town

€250,000

Old Town · 2 rooms · 36 m² in size



Key details

Surface area	**36 m²**
Rooms	**2**
Floor	**2nd**
Annual charges	**€924 /yr**

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

This charming 36 m² furnished apartment is located at the entrance of Vieux-Nice, on the second floor of a building dating back to 1820. Despite being in the heart of the historic center, it offers tranquility, as the street is free of bars and restaurants, providing a peaceful retreat just steps away from the tramway. The apartment benefits from a southern exposure, filling the living space with natural light. The open-plan kitchen is fully equipped and has been thoughtfully renovated, making it perfect for enjoying bright mornings and cozy dinners after a day at the beach. The spacious bedroom, nearly as large as the living area, is designed for relaxation and includes a large dressing area with ample storage. A newly refurbished

bathroom completes this well-maintained property.

The apartment features double glazing, an intercom, included furnishings, and individual electric heating, ensuring it's ready for immediate occupancy. Currently operated as a seasonal rental, it boasts strong profitability thanks to its desirable location and high-quality amenities.

Vieux-Nice is best explored on foot, with Provençal markets, local shops, a supermarket, a primary school, a park, and the seaside all within a short walk. The tramway and bus lines provide easy access throughout the city, and the airport is conveniently reachable. This setting is ideal for a successful rental investment, a pied-à-terre, or a first home purchase.

Practical information:
- Price: €250,000, agency fees included, paid by the seller.
- Energy efficiency rating: D (104.8 kWh/m²/year) — Greenhouse gas emissions: B.
- Estimated annual energy costs: between €740 and €1,010 (indexed to 2021 prices).
- Property tax: €509.
- Part of a co-ownership with 15 lots.
- Monthly charges: €77.
- No ongoing legal proceedings.

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