2 rooms in Old Town

€269,000

Old Town · 2 rooms · 36 m² in size



Key details

Surface area	**36 m²**
Rooms	**2**
Floor	**5th**
Annual charges	**€420 /yr**

DPE (Energy) **C**

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

This charming apartment is situated in the heart of Vieux Nice, a highly sought-after and tranquil area. The property is a renovated and furnished two-room space with an additional mezzanine, offering a total floor area of approximately 36 square meters (33.29 square meters under the Carrez law). With a south-east exposure, it provides a delightful view over the rooftops of Nice. Positioned on the top floor of the building, the apartment is accessible via stairs and benefits from abundant natural light. The interior has been carefully renovated to optimize space and includes a cozy living area with a modern open kitchen, fully equipped with appliances such as a stovetop, hood, refrigerator, oven, and washing machine. The apartment also features a bedroom, an Italian-style shower room with a toilet, a dressing area, and an extra sleeping space in the mezzanine with a double bed and a small window.

The apartment's exceptional location and functional layout make it ideal for short-term rentals, accommodating 4 to 6 guests, and offering strong rental potential. It includes double-glazed windows, two reversible air conditioning units, and is rated with an energy efficiency class of C. The property is within walking distance of the sea, shops, restaurants, and tramway, making it a perfect choice for a pied-à-terre, seasonal rental, or student accommodation. The apartment is sold fully furnished, ready for immediate occupancy or rental.

This property is part of a co-ownership of 9 lots, with no ongoing legal proceedings. The average monthly management cost is 35€, and the agency fees are covered by the seller. The energy efficiency rating is classified as C with an index of 128, and the climate rating is A with an index of 3.

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