2 rooms in Old Town

€237,000

Old Town · 2 rooms · 23 m² in size



Key details

Surface area	**23 m²**
Rooms	**2**
Floor	**5th**

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 duplex is perfectly placed on rue Benoît Bunico, offering a unique blend of historic charm and modern convenience. Just steps away from the vibrant Old Nice and the bustling Place Masséna, the property is surrounded by a variety of shops, restaurants, and beaches, with easy access to the tramway. The area is known for its lively atmosphere and close proximity to all essential amenities, making it a highly sought-after location.

Situated on the 5th and top floor of a classic Nice building from 1860, this 23 m² Loi Carrez duplex has been thoughtfully renovated using quality materials. The living space features a bright and airy living room with a fully equipped open kitchen, a cozy bedroom on the lower level, and a modern bathroom with a WC. A skylight floods the property with natural light, enhancing the sense of space.

The glass partition in the duplex adds a contemporary touch, creating an elegant and spacious feel. The property retains its old-world charm with features like exposed beams and a high ceiling, while offering modern comforts such as double glazing, reinforced insulation, a new kitchen, and a modern bathroom.

The building, comprised of 8 lots, is well-maintained and requires no additional work. This property is an ideal pied-à-terre or a turnkey rental investment, promising excellent returns, particularly for short-term rentals like Airbnb, due to its prime location and pristine condition.

The co-ownership consists of 8 lots.

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