2 rooms in Old Town

€239,000

Old Town · 2 rooms · 33 m² in size



Key details

Surface area	**33 m²**
Rooms	**2**
Floor	**1st**
Annual charges	**€1,128 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This two-room apartment, found on the first floor of a 1983 building, is situated in one of the most vibrant areas of Nice. From the moment you enter, the quality of the renovation is evident with its well-chosen materials, clean lines, and bright atmosphere. Facing west, the apartment bathes in the golden hues of late afternoon, adding to the unique charm of Vieux-Nice.

The living area is cleverly designed to maximize the 33.50 square meters of living space. The living room is logically arranged around a fully equipped kitchen, perfect for preparing dinner before enjoying a drink on the balcony with the sounds of the city as your backdrop. The bedroom offers a peaceful retreat, with the same attention to detail in its finishes, providing a cozy space to unwind after a busy day.

The apartment is equipped with air conditioning to temper the Mediterranean summers, and double glazing to maintain tranquility. Fiber internet caters to modern connectivity needs. Additional storage is available with a cellar, an intercom secures the building, and individual electric heating allows for personal comfort control.

This property is particularly appealing to investors. Its prime location in the city's most sought-after neighborhood, combined with the allowance for short-term rentals like Airbnb, promises high returns supported by consistent tourist demand. Whether as a pied-à-terre or a rental investment, both options are viable.

The surrounding area offers a pedestrian-friendly lifestyle with nearby food shops, markets, supermarkets, restaurants, and lively streets. Public transport options, including tram, bus, and metro, connect you to the city center, university, and airport within minutes. The beach and seafront are close by, and a primary school adds to the area's amenities.

Practical information: The price is €242,000 including agency fees, with the seller covering these fees. The property tax is €650. The energy performance certificate is currently pending. The property is part of a co-ownership with annual charges of €1,128. There are no ongoing legal proceedings.

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