2 rooms in Old Town

€242,000

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, located on the first floor of a building from 1983, is set in one of the most vibrant addresses in Nice. The moment you step inside, the quality of the renovation is immediately apparent, with expertly chosen materials, clean lines, and a bright atmosphere. Facing west, the apartment enjoys the golden hues of the late afternoon, a characteristic charm of Vieux-Nice.

The living space is cleverly designed to make the most of its 33.50 square meters. The living room is logically arranged around a well-equipped kitchen, ready for you to prepare dinner before stepping out onto the balcony to enjoy a drink accompanied by the sounds of the city. The bedroom offers a peaceful retreat, with the same attention to detail, serving as a cozy sanctuary after a busy day.

Features such as air conditioning provide comfort during Mediterranean summers, double glazing ensures tranquility, and fiber-optic internet caters to modern connectivity needs. Additional storage is available with a cellar, secure access is ensured with an intercom, and individual electric heating allows for personalized comfort.

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 a steady tourist demand. Whether as a pied-à-terre or a rental investment, both options are viable.

The surrounding area offers the convenience of walking to various amenities: food shops, a market, a supermarket, restaurants, and lively streets. Public transport options such as the tram, bus, and metro provide quick connections to the city center, university, and airport. The beach and seafront are nearby, and a primary school adds to the local services.

Practical information includes a price of €242,000, with agency fees covered by the seller. The property tax is €650, and annual charges amount to €1,128. There are no ongoing legal proceedings.

2 rooms in Old Town

€242,000

Old Town · 2 rooms · 33 m² in size





2 rooms in Old Town

€242,000

Old Town · 2 rooms · 33 m² in size













2 rooms in Old Town

€242,000

Old Town · 2 rooms · 33 m² in size











