2 rooms in Port

€371,000

Port · 2 rooms · 48 m² in size

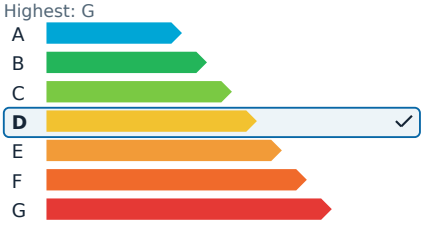


Key details

Surface area	**48 m²**
Rooms	**2**
Annual charges	**€800 /yr**

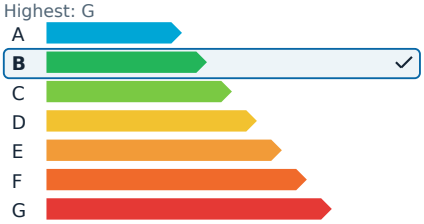
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the highly sought-after Port district of Nice, discover a unique investment opportunity with these rented apartments. Situated just behind the church and a short walk from the Place Ile de Beauté and the terminus of tram line 2, this property offers a prime location for both convenience and charm. The property comprises two studios, forming a single lot within the co-ownership, located on the second floor with elevator access. Both studios enjoy a peaceful setting, overlooking a quiet inner courtyard.

The first studio measures 14.80 square meters, with an additional 14 square meters on a mezzanine level, though the ceiling height is less than 1.80 meters. It is currently rented as a furnished property for 620 EUR per month. The second studio is more spacious, offering 31.53 square meters, plus 14.83 square meters on a mezzanine with similar ceiling height restrictions. This studio is rented as an unfurnished property for 830 EUR monthly. Both studios feature individual electric heating and hot water systems, ensuring comfort and independence for tenants.

The energy efficiency rating for the second studio is class D.

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