3 rooms in Old Town

€375,000

Old Town · 3 rooms · 56 m² in size



Key details

Surface area	**56 m²**
Rooms	**3**
Lift	**Yes**
Annual charges	**€2,147 /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

In the heart of Nice's historical and highly desirable Place Rossetti area lies a beautifully maintained residence featuring a charming 3-room duplex. This top-floor apartment, spanning 56.60m² with a total area of 73.33m², is both bright and airy, offering a comfortable living space in excellent condition. The building includes an elevator for added convenience, and the co-ownership permits seasonal rentals, making this an ideal investment opportunity with an estimated annual income between €59,000 and €65,000.

The interior of the apartment is thoughtfully designed, featuring an entrance with a storage cupboard, a spacious living room with a fitted and equipped open-plan kitchen covering 37.23m², a bathroom, and a separate toilet. Upstairs, a landing leads to two bedrooms, easily accommodating up to six people. The apartment is equipped with modern amenities such as double glazing, air conditioning, and ample storage.

The location offers immediate access to public transport, including buses and the Old Town tram line (Line T1). Shops are conveniently nearby, and the vibrant Jean Médecin area and beautiful beaches are just a 10-minute walk away. The airport is easily accessible within 30 minutes, enhancing the property's appeal for both residents and visitors.

The energy efficiency of the apartment is rated at 186 Kwh/m²/year (D), with greenhouse gas emissions at 5 kg CO2/m²/year (A). The estimated annual energy consumption ranges between €860 and €1,200 for the of 2021 to 2023.

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