3 rooms in Old Town

€280,000

Old Town · 3 rooms · 36 m² in size



Key details

Surface area	**36 m²**
Rooms	**3**
Floor	**5th**
Annual charges	**€420 /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 Old Nice, this charming two-room apartment with a mezzanine offers a peaceful and bright living space. Situated on the top floor, the property spans approximately 36 square meters, with 33.29 square meters under the Carrez law, and faces southeast, providing a delightful view over the rooftops of Nice. The apartment has been thoughtfully renovated to optimize its space, featuring a cozy living room with a modern, fully equipped open kitchen, a bedroom, a walk-in shower room with a WC, and a dressing room. An additional sleeping area on the mezzanine includes a double bed and a small window. Double glazing and two reversible air conditioning units ensure comfort throughout the year.

The apartment's prime location allows for easy access to the sea, shops, restaurants, and the tramway, enhancing its appeal for both living and seasonal rental. With the potential to accommodate four to six guests, it offers high profitability for those interested in rental opportunities. The property is sold fully furnished, ready for immediate occupancy or rental.

This property is part of a co-ownership of nine lots and is free from any ongoing legal proceedings. The average monthly management cost is €35, and the agency fees are payable by the seller. The apartment has an energy efficiency rating of C with an index of 128 and a climate class of A with an index of 3.

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