3 rooms in Old Town

€375,000

Old Town · 3 rooms · 56 m² in size

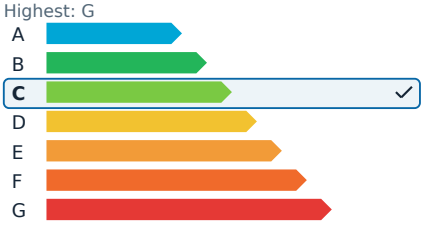


Key details

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

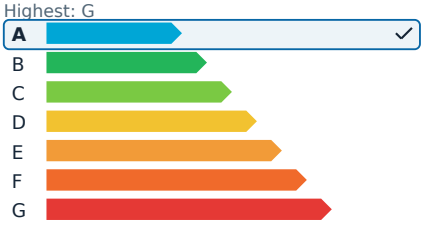
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of the historic and sought-after Vieux Nice, near Place Rossetti, this well-maintained residence offers a delightful and beautiful three-room duplex apartment. Spanning 56.60 square meters, with a total floor area of 73.33 square meters, this top-floor unit is both cross-ventilated and filled with natural light. The apartment is in excellent condition and features an elevator for convenience. The co-ownership allows for seasonal rentals, with estimated annual income ranging between €59,000 and €65,000, available upon request.

The apartment's layout includes an entryway with a closet, a spacious living area with an open-plan, fully equipped kitchen measuring 37.23 square meters, a bathroom, and a separate toilet. Upstairs, a landing leads to two bedrooms comfortably accommodating up to six people. Additional features include double glazing, air conditioning, and ample storage space.

This property benefits from its immediate proximity to bus and tram services (Line T1 Vieille Ville) and is conveniently close to shops, the Jean Médecin area, and the beaches, all within a 10-minute walk. The airport is accessible in 30 minutes, making it an ideal investment for both long-term and seasonal rentals.

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

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