3 rooms in Old Town

€261,500

Old Town · 3 rooms · 42 m² in size



Description

In the heart of Vieux-Nice, just 20 meters from the lively Place Rossetti, is a charming furnished apartment with a floor area of 42 square meters. This top-floor apartment, without an elevator, faces southwest, making it an ideal choice for short-term rentals or student accommodation. The building has recently undergone a facade renovation, and the roof is new, ensuring no major repairs are needed in the near future.

The apartment features two bedrooms and can accommodate 4 to 6 people, maximizing its potential for short-term rental profitability.

Key details

Surface area	**42 m²**
Rooms	**3**
Floor	**4th**
Annual charges	**€1,950 /yr**

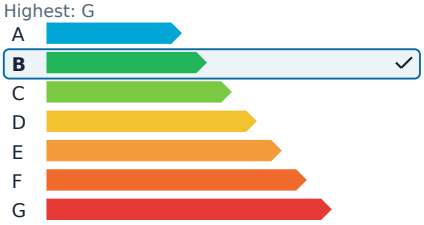
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Energy efficiency rating: D. Estimated annual energy costs for standard usage range from €837 to €1133, based on prices from 2021 to 2023, including subscriptions.

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