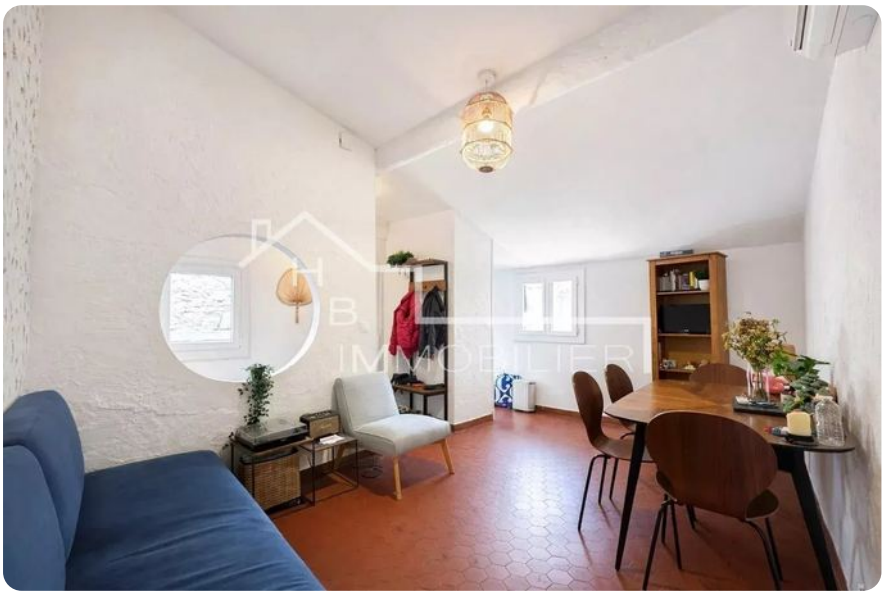
3 rooms in Old Town

€299,000

Old Town · 3 rooms · 46 m² in size



Key details

Surface area	**46 m²**
Rooms	**3**
Annual charges	**€1,320 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

In the heart of Vieux Nice, on Rue du Moulin, this charming apartment is part of an elegant 1850s Niçois building with well-maintained common areas. Perched on the 5th and top floor, this 46 m² furnished three-room apartment is in excellent condition, featuring high-quality finishes throughout. The layout includes an entrance hall, a bright living room with a fully equipped open kitchen, two bedrooms, a shower room, and separate WC.

The apartment offers a pleasant living environment, combining tranquility, brightness, and sunlight, all within one of Nice's most sought-after neighborhoods. It is conveniently close to the beaches, Place Masséna, the tramway, the Coulée Verte, and a variety of amenities.

The lease is set at €1,295 per month, including charges, with the property available for new occupancy from June 30, 2026, following the tenant's notice. The condominium permits seasonal rentals, presenting a strong potential for profitability depending on the rental strategy employed.

Energy efficiency is rated as D. The property is part of a co-ownership comprising 9 lots.

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