3 rooms in Old Town

€269,000

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 situated within an elegant 1850s Niçois building, known for its well-maintained common areas. Perched on the 5th and top floor, this furnished three-room apartment spans 46 square meters and is in excellent condition, offering carefully crafted features.

The interior includes an entrance hall, a bright living room with a fully equipped open-plan kitchen, two bedrooms, a bathroom, and separate WC. The apartment provides a pleasant living environment, offering a blend of tranquility, brightness, and sunlight, all within one of Nice's most sought-after neighborhoods.

Conveniently located near the beaches, Place Masséna, the tramway, Coulée Verte, and all essential amenities, this property offers both comfort and accessibility.

The rent is €1,295 per month, including charges, with the property available for occupancy until June 30, 2026, as the current tenant has given notice. The co-ownership allows for seasonal rentals, presenting a strong potential for profitability depending on the rental strategy.

Energy efficiency rating: D
Number of lots in the co-ownership: 9

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