3 rooms in Old Town

€359,000

Old Town · 3 rooms · 57 m² in size



Key details

Surface area	**57 m²**
Rooms	**3**
Floor	**3rd**
Annual charges	**€768 /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

This investment property offers a compelling opportunity with a gross yield exceeding 15% for short-term rentals and 10% for mixed rentals (furnished for 9 months plus short-term). It is part of a small co-ownership that permits short-term rentals in its regulations. Ideally situated in the heart of Vieux Nice, on a quiet street near Place Rossetti, the building is an excellent investment with features such as a secure entry with a Vigik system, video surveillance, and well-maintained common areas with minimal charges.

The apartment, located on the third floor and spanning 54 square meters, has an energy efficiency rating of C. It includes a shared entrance area leading to two separate rental units. One is a large studio featuring a living area with an integrated kitchen, a sleeping alcove, and a bathroom. The other is a two-room unit with an open-plan living room and kitchen, a separate bedroom, and a bathroom.

The property has very low management charges.

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