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	**€732 /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 property, located in the heart of Vieux-Nice, offers a unique opportunity with over 57 square meters of space. It consists of two furnished units: a two-room apartment and a studio. Situated near the iconic Place Rossetti and close to Sainte-Réparate Cathedral, the area is vibrant with nearby shops, restaurants, and notable sites. The property is well-suited for various projects, whether for investment, building a real estate portfolio, or finding a pied-à-terre with additional rental potential.

The property boasts a promising rental yield, with a gross return close to 14% and an occupancy rate of 77%, making it an attractive investment. The area is known for its charm and desirability, adding to the property's appeal. The use and exploitation of the property are subject to applicable regulations and necessary authorizations.

This property is part of a co-ownership comprising 19 lots. There are no ongoing legal proceedings related to the property. The monthly management cost is 61€, and the agency fees are covered by the seller.

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