3 rooms in Old Town

€359,000

Old Town · 3 rooms · 53 m² in size



Key details

Surface area	**53 m²**
Rooms	**3**
Floor	**3rd**
Annual charges	**€63 /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 rental investment opportunity boasts a gross yield of over 15% for short-term rentals and 10% for mixed rentals (furnished for 9 months plus seasonal). It is part of a small co-ownership that has approved seasonal rentals in its regulations. Perfectly positioned in the heart of Old Nice, on a quiet street at the corner of Place Rossetti, the building offers all the advantages of an ideal investment: a secure entrance with a reinforced door and keycard access, video surveillance, renovated and well-maintained common areas, and very low charges.

The apartment, located on the third floor, spans 54 square meters and has an energy efficiency rating of C. It features a shared entrance hall leading to two rental units. One is a large studio with a living area that includes a kitchen, an alcove for sleeping, and a bathroom. The other is a charming two-room unit with an open-plan living room and kitchen, a separate bedroom, and a bathroom. A virtual tour is available on the website.

The property has an energy efficiency rating of C.

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