4 rooms in Old Town

€355,000

Old Town · 4 rooms · 73 m² in size



Key details

Surface area	**73 m²**
Rooms	**4**
Floor	**3rd**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

In the heart of Vieux-Nice, this apartment is set on the highly sought-after Place Saint-François, offering an exceptional location close to the tramway, shops, the market, and the beaches. The property is part of a typical Niçois building, reflecting the charm and character of the area.

Covering approximately 74 square meters, the apartment features a living room and an independent kitchen facing northeast, two bedrooms with one facing southwest and the other west, and an office. Additionally, there is a shower room with a toilet. The apartment is in need of a complete renovation, including updates to the electricity, plumbing, and interior layout. It presents the opportunity to be reimagined according to personal preferences, with the potential to be configured into 3 or 4 rooms, aided by an available 3D plan.

With significant potential for value enhancement following the renovations, the property is ideal for those looking to undertake a renovation project. The mailboxes have recently been replaced, and renovations for the common areas have been approved and largely funded, with approximately €1,200 remaining associated with the lot. Seasonal rental, such as Airbnb, is permitted within the co-ownership.

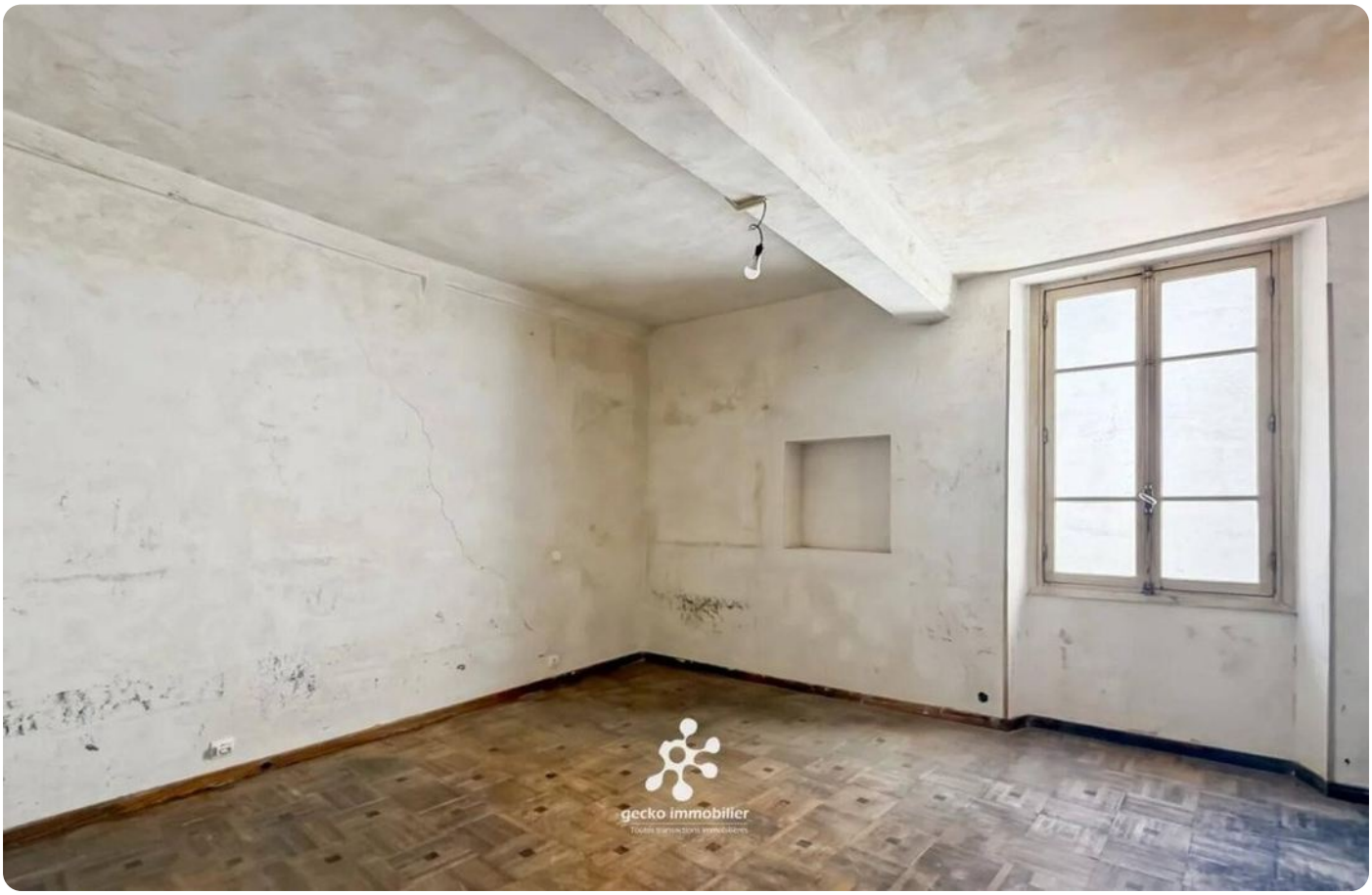
The property is subject to the status of co-ownership. Annual charges for 2025 amount to €1,260, and agency fees are covered by the seller.

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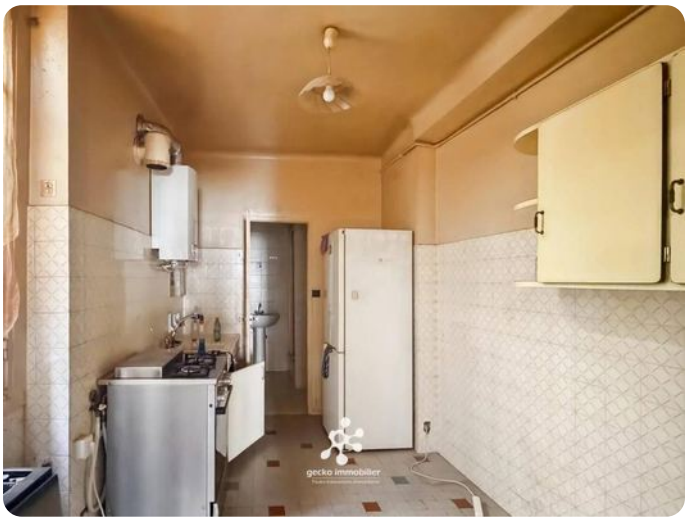




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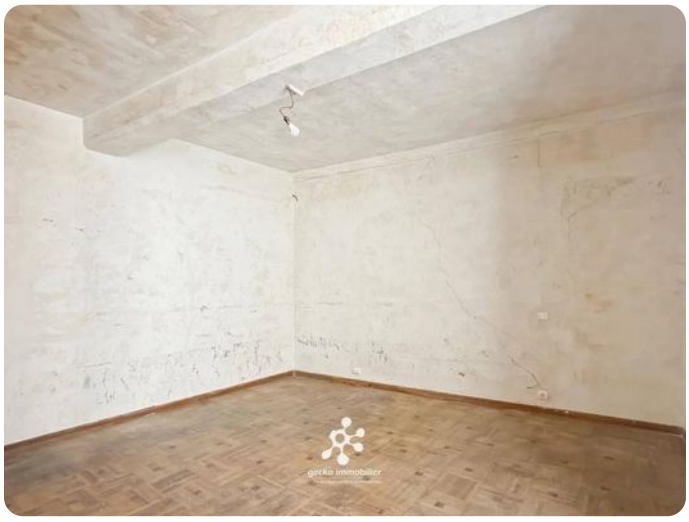
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