4 rooms in Old Town

€310,000

Old Town · 4 rooms · 73 m² in size

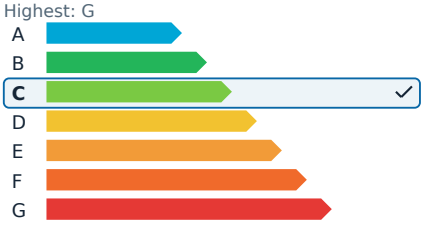


Key details

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

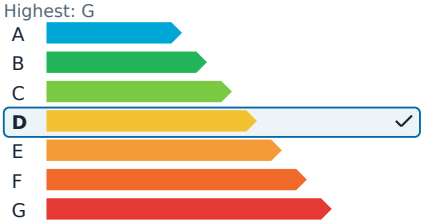
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the heart of Vieux-Nice, this apartment is situated on the highly sought-after Place Saint-François. It offers a prime location with immediate access to the tramway, shops, a local market, and the beaches, all within a typical Niçois building. The apartment spans approximately 74 m² and includes a living room and separate kitchen facing northeast, two bedrooms with one facing southwest and the other west, and a study. A shower room with a toilet completes the layout.

The property is in need of a complete renovation, including updates to the electrical system, plumbing, and interior design. It offers the potential to be reimagined into a three or four-room layout, with a full 3D layout project available. This presents a strong opportunity for value enhancement after refurbishment. Recent updates include new mailboxes, and renovation of common areas has been approved and largely funded, with a remaining balance of approximately €1,200 attached to the lot.

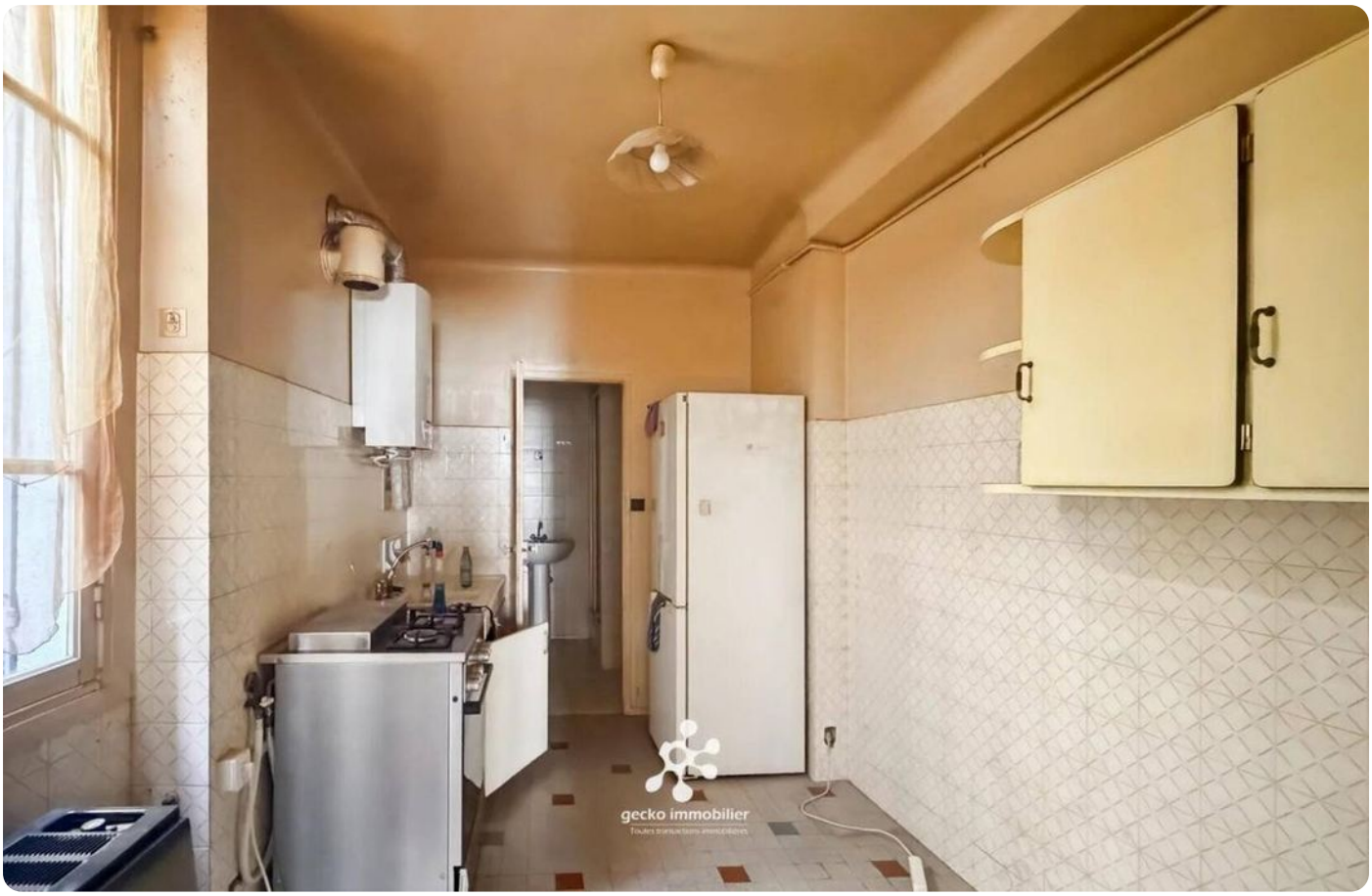
This property is ideal for a renovation project, offering numerous layout possibilities in one of Nice's most desirable neighborhoods. Short-term rentals, such as Airbnb, are permitted within the building.

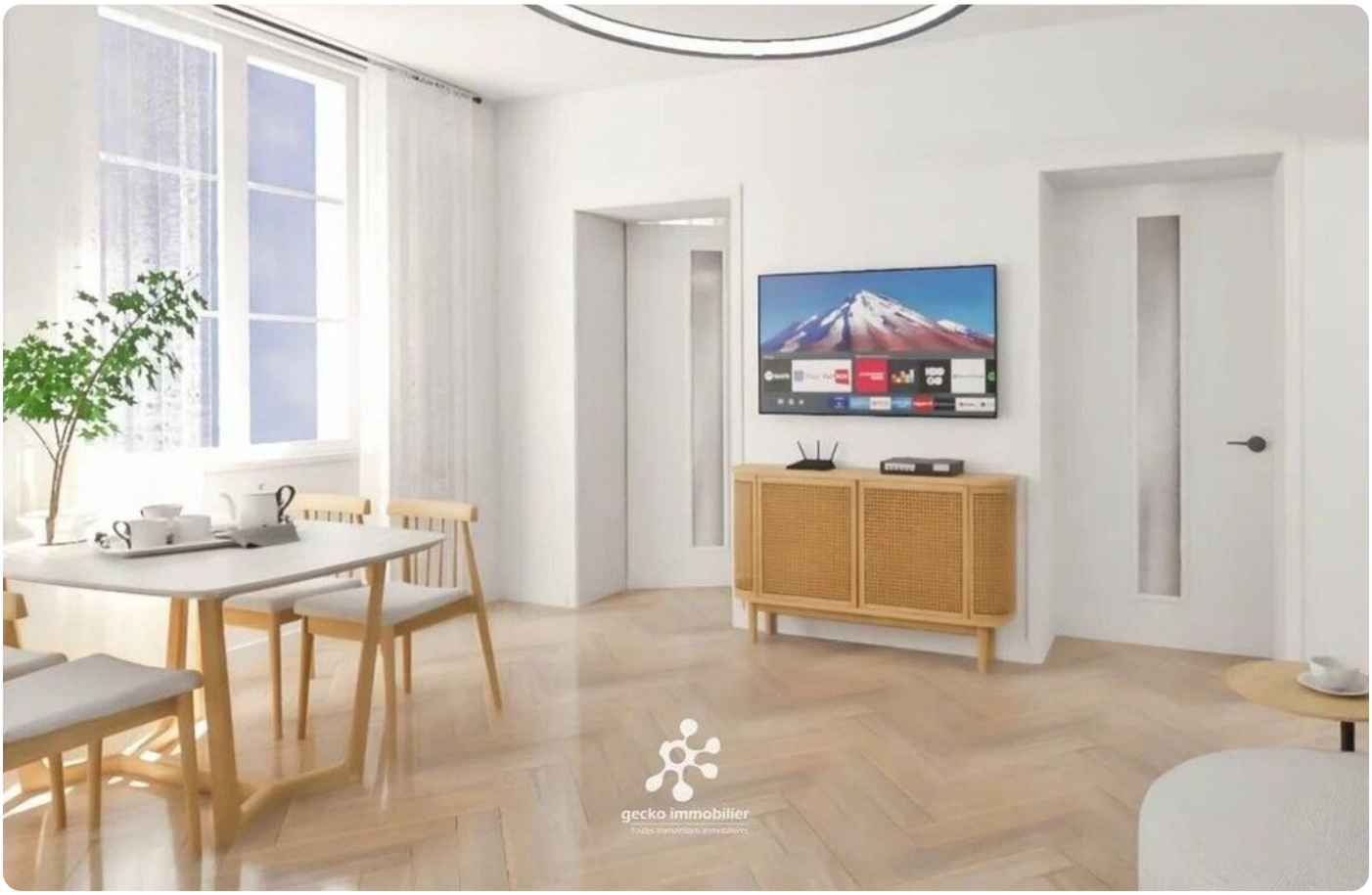
Annual charges for 2025 are €1,260, and agency fees are the responsibility of the seller.

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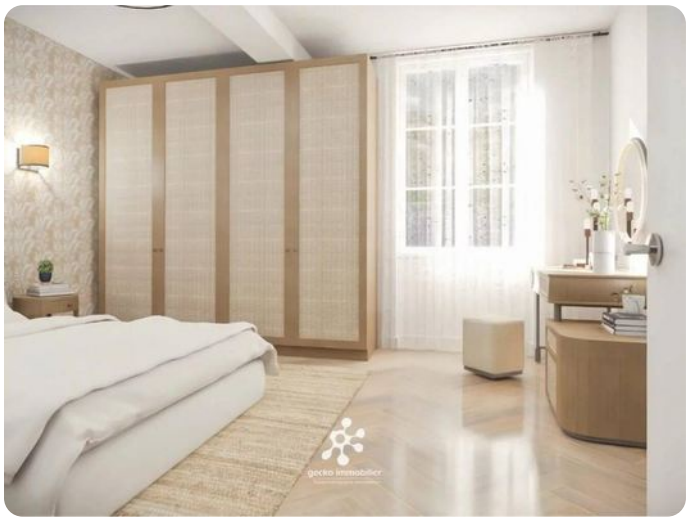


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