4 rooms in Old Town

€449,000

Old Town · 4 rooms · 85 m² in size



Key details

Surface area	**85 m²**
Rooms	**4**
Floor	**2nd**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

This property offers a unique investment opportunity with an 85 square meter lot divided into two separate two-room apartments, each with its own independent entrance. The first apartment spans 37.06 square meters and features a combined living room and kitchen area. The second, larger apartment measures 48.77 square meters and includes a living room with a separate kitchen, a bedroom, and a bathroom with toilet facilities.

Situated in the heart of Old Nice, just steps away from the historic Gésu Church, these apartments are perfectly positioned for both long-term rentals and short-term holiday stays. Both units are in very good condition, requiring only minor updates, and are sold fully furnished. Each apartment can comfortably accommodate up to four guests, with the larger unit benefitting from air conditioning. This property promises strong rental yields, making it an attractive investment prospect.

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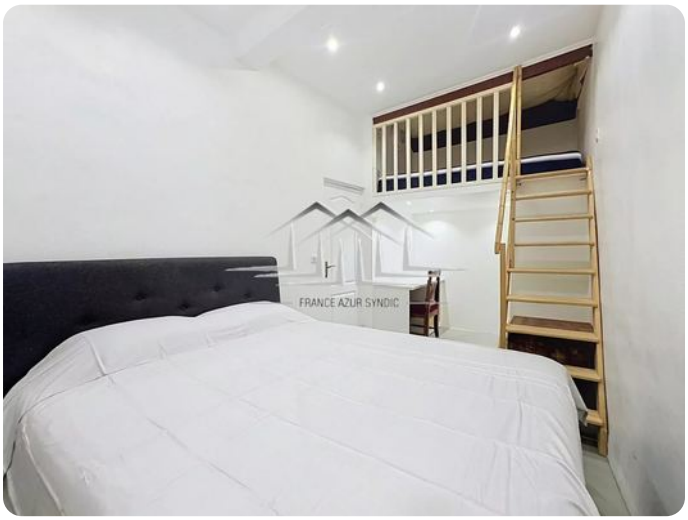

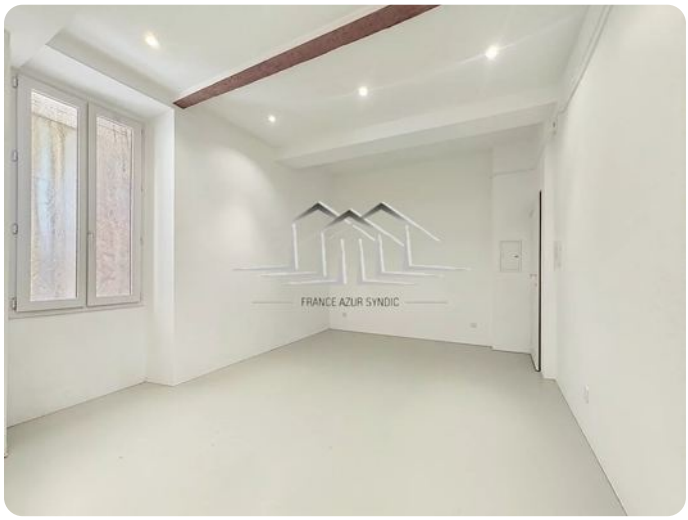





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