

One-bedroom apartment in Old Town

€248,000

Old Town · 1 bedroom · 40 m² in size



Description

In the heart of Old Nice, on Rue Rosseti near the Convent of the Visitation, this charming studio is housed in an 18th-century building that embodies the character of the old town. The building features traditional elements like tiled floors, Nice shutters, and lime walls, offering a glimpse into the area's rich history. The small condominium consists of 10 lots, with 9 being apartments.

This spacious studio, once a two-room apartment, is on the top floor, occupying a corner position with south and east exposures. It boasts a total living area of 40 m², including a 7 m² mezzanine, with a Carrez Law surface area of 33 m². The layout includes an entrance with storage, a large main room that serves as a living room, dining area, and open kitchen, a mezzanine with a roof window, and a bathroom equipped with a toilet, sink, washing machine, and shower.

The studio is fully furnished, featuring items such as a sofa, coffee tables, lighting, a dining table with chairs, a double bed, and essential kitchen appliances including an electric oven and refrigerator. Comfort is ensured with electric radiators, individual hot water, double glazing, and mobile air conditioning.

Energy classification is rated as class F, with a climate classification of class B. The annual charges amount to €600, which breaks down to €50 per month. The property tax is €278 per year.

The current family Sarl owner offers a unique opportunity to repurchase the shares and the existing credit at a fixed rate of 1.2%, excluding insurance. This property is ideal for a first-time buyer, as a pied-à-terre, or as a rental investment, with a full-year 2023 rent turnover of €16,655.

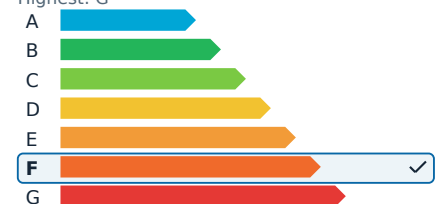
Key details

Surface area	40 m ²
Bedrooms	1
Floor	3rd
Lift	No
Outside space	No
Monthly charges	€50 /mo

DPE (Energy)

F

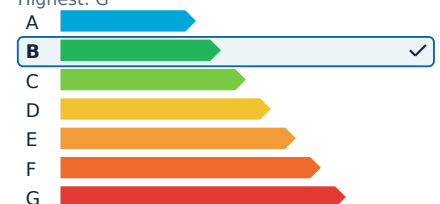
Lowest: A
Highest: G



GES (Emissions)

B

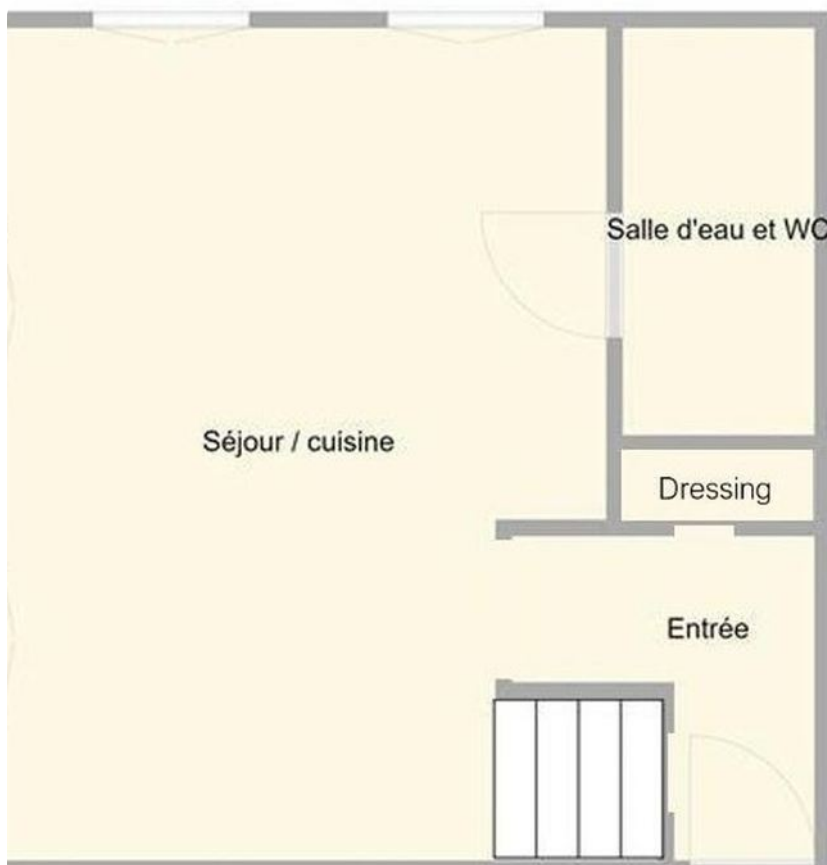
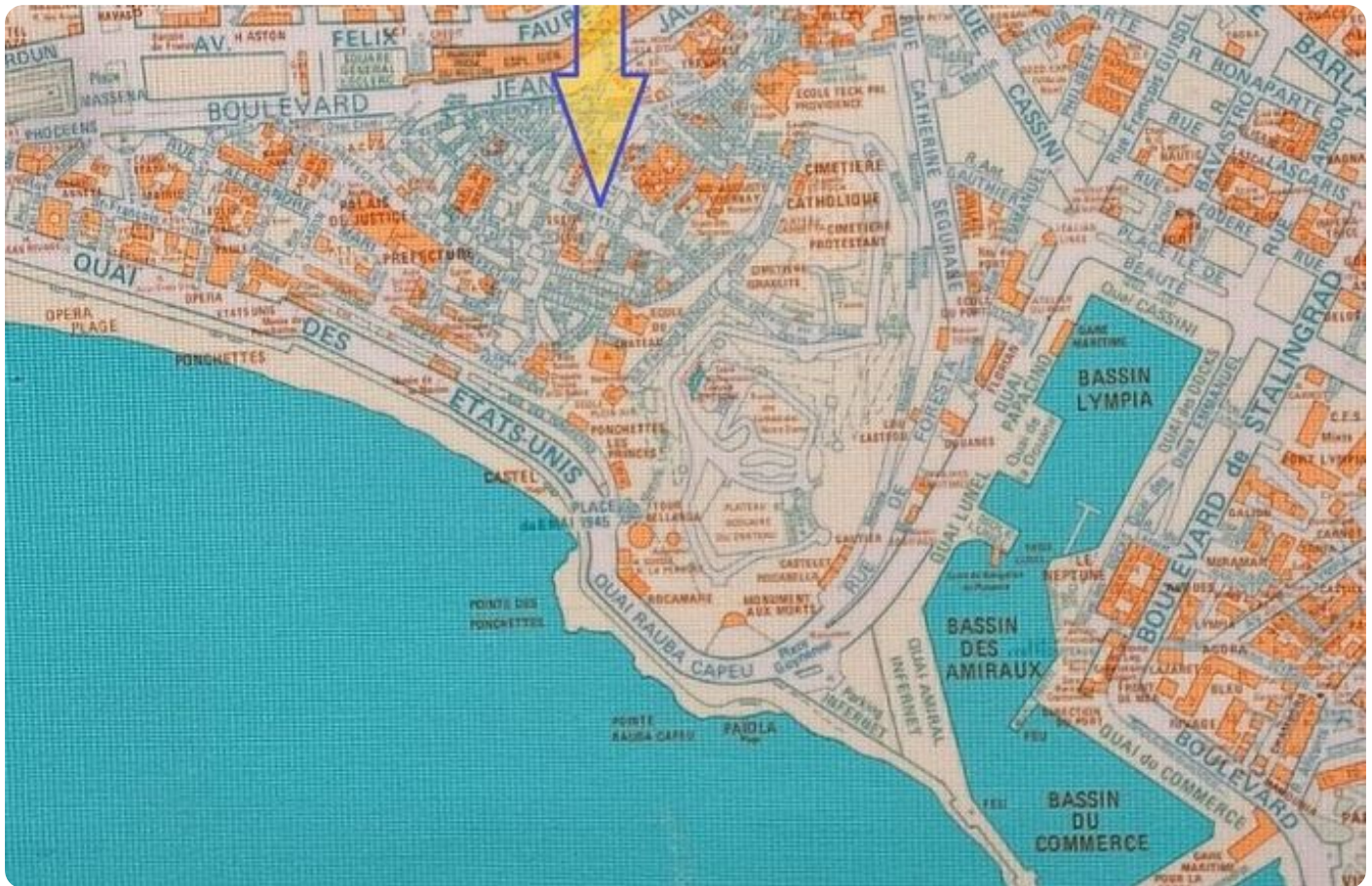
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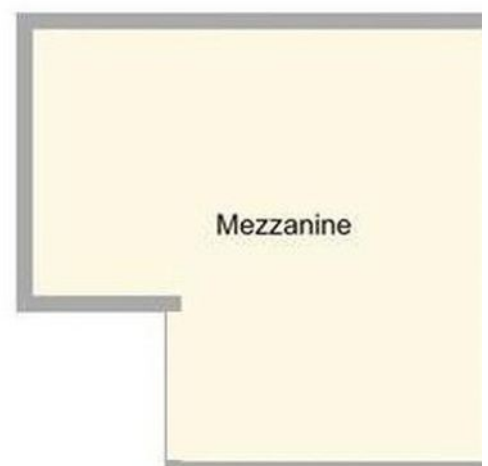
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Studio Rosseti/Couvent

Surface habitable : 40 m²
dont Mezzanine 7 m²
Surface Loi Carrez : 33 m²



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