

One-bedroom apartment in Old Town

€170,000

Old Town · 1 bedroom · 34 m² in size



Description

In the heart of Old Nice, this charming two-room apartment offers a unique opportunity to own a piece of the historic center. With a living space of 34.5 square meters, the apartment is situated on the second floor of a five-story building. The well-thought-out layout includes a bedroom, a living room with a kitchenette, and a bathroom, making it an ideal choice for a pied-à-terre, a compact main residence, or a rental investment. The property is currently rented under a bare lease, but a leave for sale has been issued, allowing the new owner to take possession free of tenants.

The location is a significant asset, as there are no restrictions on seasonal rentals, making it particularly attractive for generating rental income. The area is highly touristy, ensuring consistent demand and potential rental income above the local market average. Just steps away from Place Rossetti and surrounded by picturesque streets, the apartment is conveniently close to local shops, including bakeries, grocery stores, markets, restaurants, and artisanal shops. The beach and the Promenade des Anglais are a mere 10-minute walk, adding to the appeal for holidaymakers.

Transportation is easily accessible, with the Opéra tram stop and Old Town just a five-minute walk away, and Nice-Ville train station about 12 minutes on foot, providing quick links to the airport and the regional network. The area also boasts a rich cultural environment with nearby attractions such as the Sainte-Réparate cathedral, museums, and theaters, as well as schools and health services. Public spaces and developed squares are just a short walk away, enhancing the lively and attractive atmosphere.

This property is part of a co-ownership of 10 lots, all residential. There are no ongoing legal proceedings. The annual charges amount to 1,044 euros.

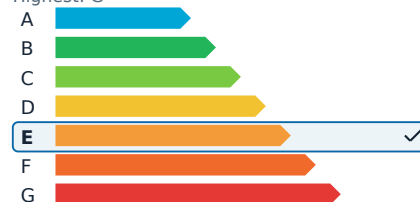
Key details

Surface area	34 m²
Bedrooms	1
Floor	2nd
Lift	No
Outside space	No
Monthly charges	€87 /mo

DPE (Energy)

E

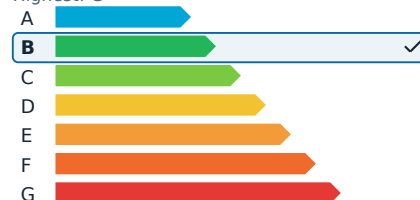
Lowest: A
Highest: G



GES (Emissions)

B

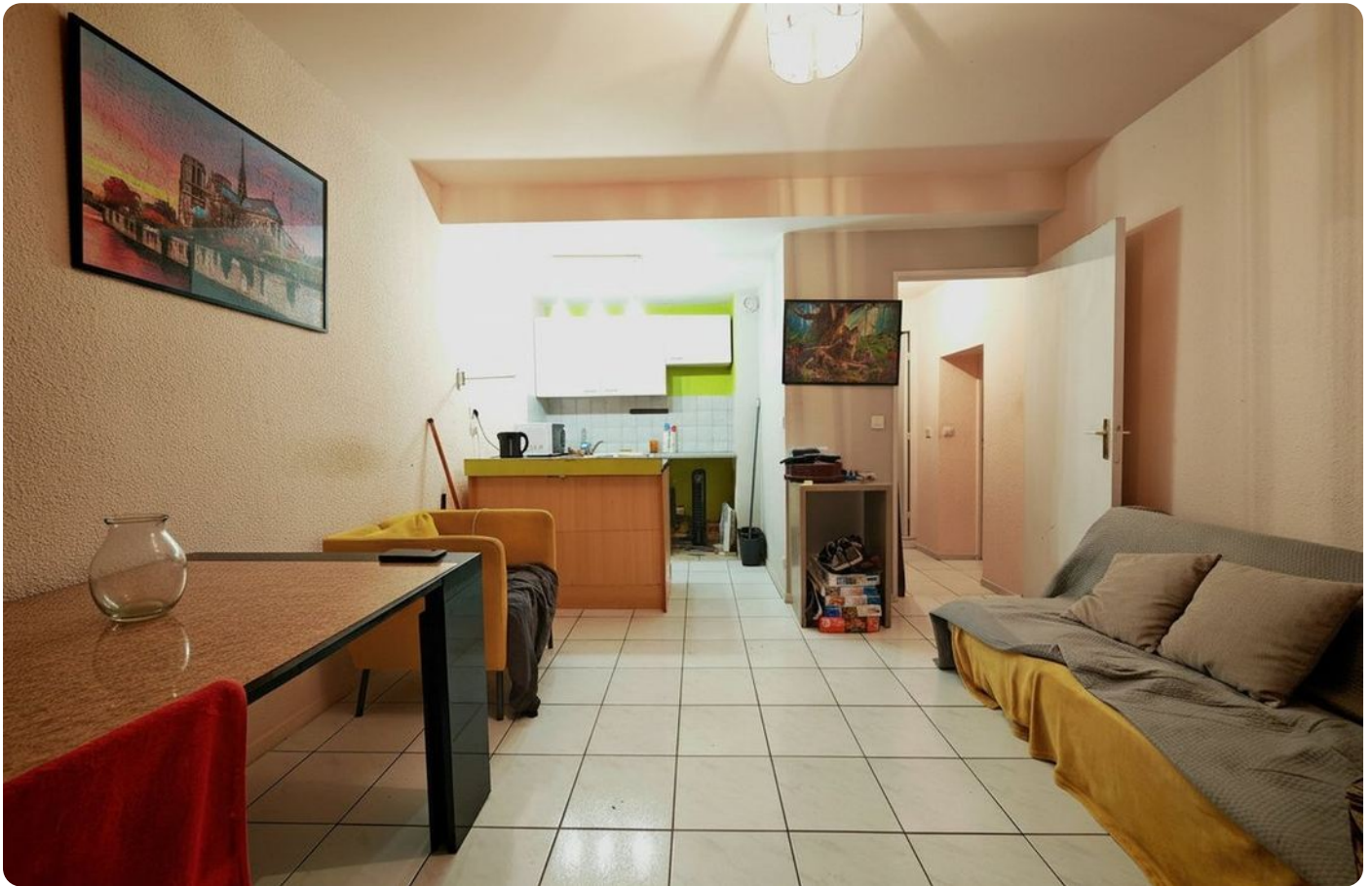
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