

One-bedroom apartment in Old Town

€278,000

Old Town · 1 bedroom · 47 m² in size



Description

In the heart of one of Nice's most vibrant and authentic neighborhoods, this 2-room apartment on Rue de la Préfecture offers a unique opportunity. With a total area of 47m² (43m² under Carrez law), the apartment features seven windows, high ceilings, and a balcony, ensuring plenty of natural light throughout the space. While the apartment does require renovation, its exceptional location and generous volumes make it a versatile choice for various uses, including a pied-à-terre, main residence, rental investment, or even a space for a liberal profession such as a law firm.

The area is well-connected, with tram access just two minutes away, and is surrounded by shops, restaurants, and beaches, making daily life convenient and enjoyable. However, it's important to note that Airbnb-type rentals are not permitted within the co-ownership.

Monthly co-ownership charges are low at €50, and the property tax is €526 per year.

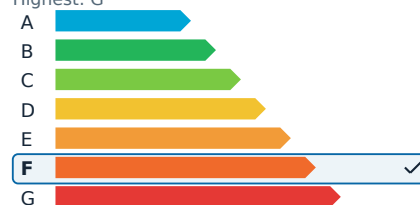
Key details

Surface area	47 m ²
Bedrooms	1
Floor	Ground
Lift	Yes
Outside space	Balcony

DPE (Energy)

F

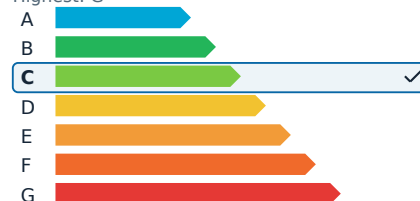
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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