

One-bedroom apartment in Old Town

€250,000

Old Town · 1 bedroom · 36 m² in size



Description

This charming 36 m² furnished apartment is located at the entrance of Vieux-Nice, on the second floor of a building dating back to 1820. Despite being in the heart of the historic center, it offers tranquility, as the street is free of bars and restaurants, providing a peaceful retreat just steps away from the tramway. The apartment benefits from a southern exposure, filling the living space with natural light. The open-plan kitchen is fully equipped and has been thoughtfully renovated, making it perfect for enjoying bright mornings and cozy dinners after a day at the beach. The spacious bedroom, nearly as large as the living area, is designed for relaxation and includes a large dressing area with ample storage. A newly refurbished bathroom completes this well-maintained property.

The apartment features double glazing, an intercom, included

furnishings, and individual electric heating, ensuring it's ready for immediate occupancy. Currently operated as a seasonal rental, it boasts strong profitability thanks to its desirable location and high-quality amenities.

Vieux-Nice is best explored on foot, with Provençal markets, local shops, a supermarket, a primary school, a park, and the seaside all within a short walk. The tramway and bus lines provide easy access throughout the city, and the airport is conveniently reachable. This setting is ideal for a successful rental investment, a pied-à-terre, or a first home purchase.

Practical information:

- Price: €250,000, agency fees included, paid by the seller.
- Energy efficiency rating: D (104.8 kWh/m²/year) — Greenhouse gas emissions: B.
- Estimated annual energy costs: between €740 and €1,010 (indexed to 2021 prices).
- Property tax: €509.
- Part of a co-ownership with 15 lots.
- Monthly charges: €77.
- No ongoing legal proceedings.

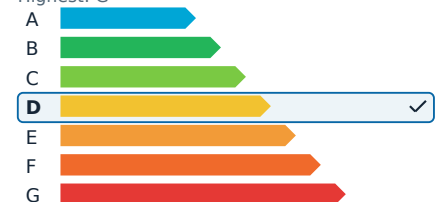
Key details

Surface area	36 m ²
Bedrooms	1
Floor	2nd
Lift	No
Outside space	No
Monthly charges	€77 /mo

DPE (Energy)

D

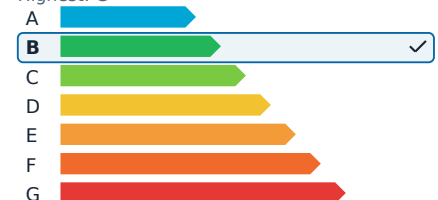
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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