Two-bedroom apartment in Old Town

€269,000

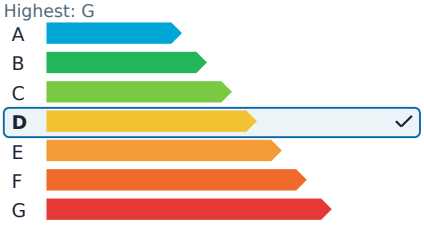
Old Town · 2 bedrooms · 46 m² in size

Key details

Surface area	**46 m²**
Bedrooms	**2**
Floor	**Ground**
Lift	**No**
Outside space	**No**
Monthly charges	**€110 /mo**

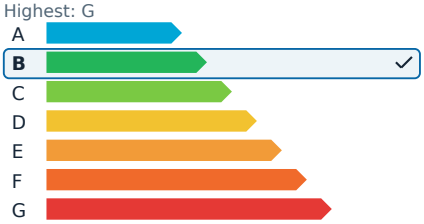
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of Vieux Nice on Rue du Moulin, this charming apartment is part of an elegant 1850s Niçois building with well-maintained common areas. Positioned on the fifth and top floor, this fully furnished three-room apartment spans 46 square meters. It boasts a cross-ventilated layout and is in excellent condition, offering meticulous finishes throughout.

The apartment features an entrance hall, a bright living room with a fully equipped open-plan kitchen, two bedrooms, a bathroom, and separate WC. It provides a pleasant living environment, combining tranquility and abundant natural light in one of Nice's most sought-after neighborhoods.

The location offers immediate access to beaches, Place Masséna, the tramway, the Coulée Verte, and all necessary amenities. The property is available for rent at €1,295 per month, including charges, with the current tenant set to vacate by June 30, 2026.

The co-ownership allows for seasonal rentals, presenting a strong potential for profitability depending on the rental strategy employed.

Energy efficiency rating: D
Number of lots in the co-ownership: 9

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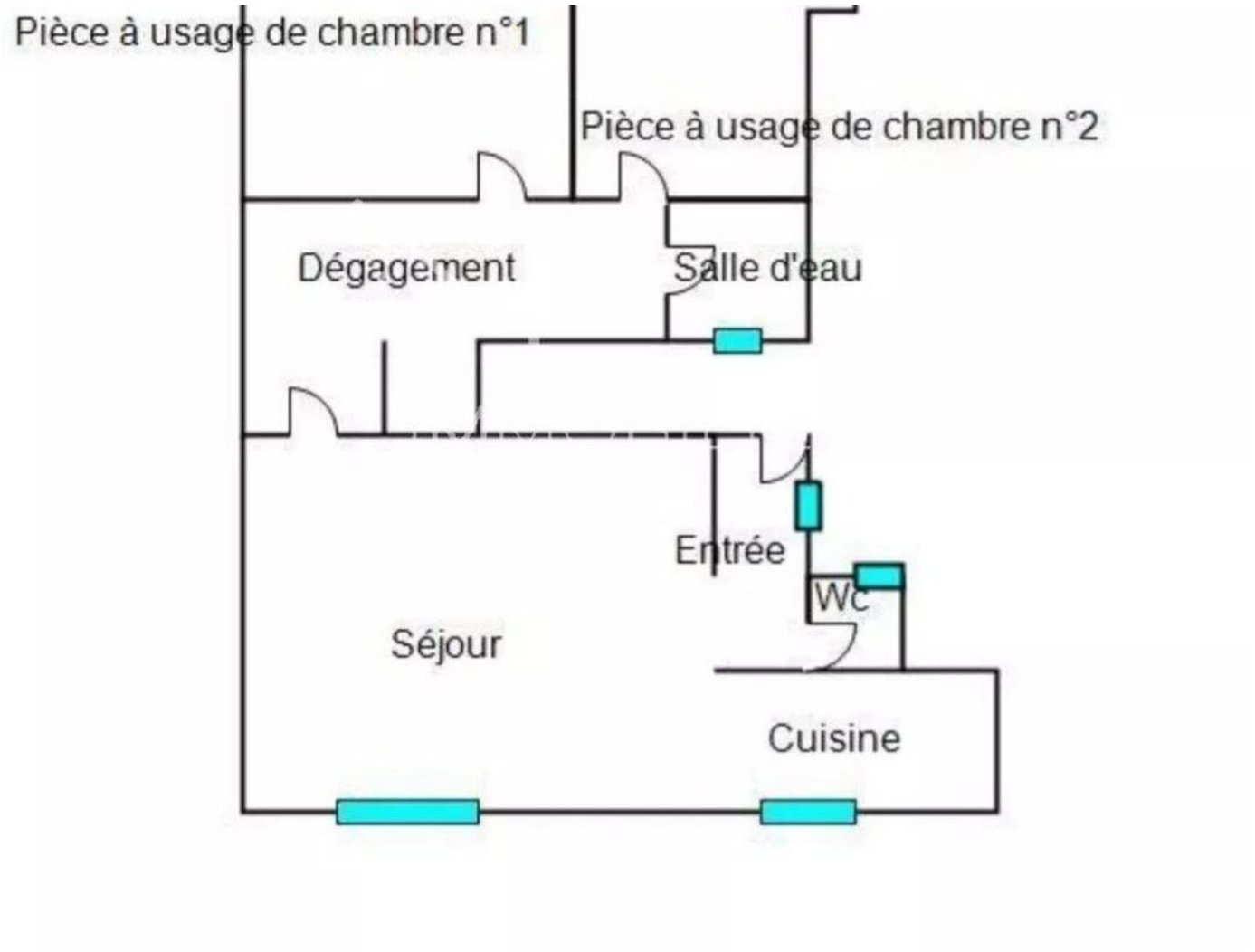
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