

One-bedroom apartment in Musicians Quarter €194,000

Musicians Quarter · 1 bedroom · 21 m² in size



Description

This charming apartment is located in the desirable Carré d'Or neighborhood of Nice, just a short walk from the famous Promenade des Anglais. Situated on the top floor of a secure building, this two-room apartment offers 21.2 square meters of living space. The residence is peaceful and sunny, with a north-south orientation providing unobstructed views. Recently renovated, the apartment features a living room, an equipped open-plan kitchen, a bedroom, and a bathroom with a toilet. Modern conveniences include double-glazed windows and reversible air conditioning. The property is well-suited for short-term rentals, promising a 12% return, appealing to both student and seasonal tenants.

Monthly management costs are 124€. The energy efficiency rating is C, while the climate rating is A. Agency fees are covered by the seller. The apartment is part of a co-ownership of 23 lots, and there is an ongoing legal procedure regarding the installation of air conditioning by a resident.

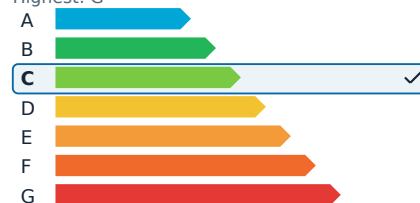
Key details

Surface area	21 m²
Bedrooms	1
Floor	3rd
Lift	No
Outside space	No

DPE (Energy)

C

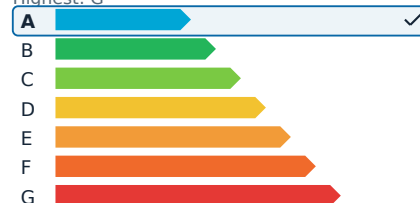
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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