1 room in Musicians Quarter

€200,960

Musicians Quarter · 1 room · 32 m² in size



Key details

Surface area	**32 m²**
Rooms	**1**
Floor	**3rd**
Lift	**Yes**
Cellar	**Yes**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

In the prestigious Carré d'Or district of Nice, between Victor Hugo and Rossini, this property offers a unique investment opportunity. The studio apartment is located on the third floor of a high-standing residence. It features a spacious living area, a fully equipped kitchen, and a bathroom with a WC. The property also includes a 10 m² terrace and a basement storage unit, providing additional convenience and space. The apartment is equipped with air conditioning, ensuring comfort throughout the year. A custom-designed kitchen, valued at 16,000 EUR, is set to be installed, enhancing the property's appeal.

This investment offers an immediate capital gain of over 110,000 EUR and favorable tax conditions. The purchase is structured as a sale of bare ownership with a life usufruct reserved for a 74-year-old resident, meaning the buyer does not pay any ongoing rents. This setup allows for a secure investment akin to a rental property, with the seller remaining as the sole occupant.

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