1 room in Musicians Quarter

€175,000

Musicians Quarter · 1 room · 25 m² in size

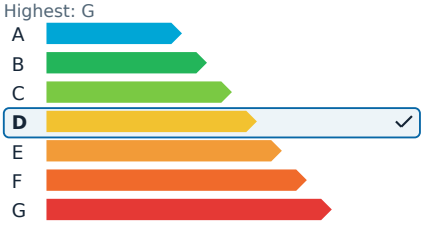


Key details

Surface area	**25 m²**
Rooms	**1**
Floor	**4th**
Annual charges	**€1,236 /yr**

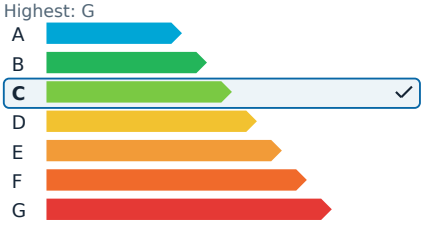
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the vibrant heart of Nice's city center, within the distinguished Art Deco building known as "Palais Clemenceau," this furnished studio with a mezzanine offers an excellent opportunity for short-term rental investment. Located on the fourth floor with elevator access, the studio is thoughtfully designed with an entrance, a living area with a kitchen, a bathroom with WC, and a mezzanine serving as a sleeping area. This layout enhances its appeal and potential rental income.

The property's prime location is a significant advantage, being less than a five-minute walk from Nice Ville train station, Avenue Jean Médecin, and the tramway, and just a ten-minute stroll from Place Masséna. Such proximity to key transport links and attractions ensures a high and consistent rental demand throughout the year, making it particularly suitable for short-term furnished rentals with excellent profitability potential, subject to current regulations.

While some refreshing work is needed, this presents an immediate opportunity to enhance the property's value and rental appeal. This is a rare find in the highly sought-after Nice market, ideal for investors seeking high returns in a popular area.

There are ongoing legal proceedings. Agency fees are the responsibility of the seller.

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