1 room in Musicians Quarter

€119,000

Musicians Quarter · 1 room · 14 m² in size



Key details

Surface area	**14 m²**
Rooms	**1**

DPE (Energy) **D**

Lowest: A
Highest: G

- A
- B
- C
- **D** ✓
- E
- F
- G

GES (Emissions) **C**

Lowest: A
Highest: G

- A
- B
- **C** ✓
- D
- E
- F
- G

Description

On the fifth floor of the iconic Palais l'Escurial, a 1930s Art Deco residence, this 14.06 m² studio offers a peaceful courtyard setting just a short 5-minute walk from Avenue Jean Médecin and the tramway. The studio's layout is efficiently designed with a living area featuring an open kitchen and a separate bathroom with a toilet.

Ideal for rental investment, this property benefits from well-managed co-ownership charges of €80 per month, which cover the maintenance of common areas, the elevator, cold water, and heating. A significant portion of these charges, 60%, can be recovered from the tenant, keeping non-recoverable expenses low.

Some light renovations could enhance the property's appeal and rental yield. Situated just steps from local shops and about a 10-minute walk from Place Masséna, this apartment is a great investment opportunity or an ideal pied-à-terre in one of the most sought-after addresses in Nice's city center.

Monthly management cost: €80
Number of lots in the co-ownership: Not specified
Energy efficiency rating: Not specified
Agency fees: Not specified
Ongoing legal proceedings: Not specified

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