2 rooms in Musicians Quarter

€219,990

Musicians Quarter · 2 rooms · 28 m² in size

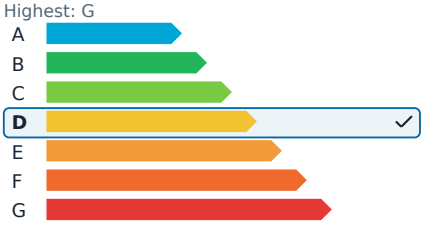


Key details

Surface area	**28 m²**
Rooms	**2**
Lift	**Yes**
Annual charges	**€1,380 /yr**

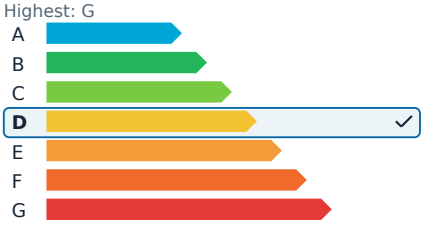
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

Discover a beautifully renovated and fully furnished two-room apartment in the highly sought-after Quartier des Musiciens in Nice. This 27.07 square meter property, located in a stunning Art Deco building from 1930, offers modern living with a touch of historical charm. The apartment's prime location provides easy access to the train station, shops, restaurants, public transport, the city center, and the beaches of Nice, all within walking distance.

The apartment features a cleverly optimized layout, including a living room that doubles as a dining area, an independent kitchen with a laundry space, a bedroom, and a bathroom with a toilet. The impressive ceiling height of over three meters enhances the sense of space and volume. Situated on the ground floor, the apartment overlooks a peaceful, green courtyard, ensuring a quiet and secure environment. The well-maintained and secure co-ownership includes a caretaker and high-speed internet access.

Seasonal rentals are permitted in the building, presenting an excellent investment opportunity with potential rental income reaching up to 15,000 euros per year. The property's charges cover cold and hot water, heating, electricity, cleaning, and maintenance of common areas, as well as the caretaker's services.

Energy efficiency rating: Class D
Monthly management cost: 140€ including electricity
Agency fees included in the sale price

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