2 rooms in Musicians Quarter

€440,000

Musicians Quarter · 2 rooms · 42 m² in size



Key details

Surface area	**42 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€2,009 /yr**

DPE (Energy) **B**

Lowest: A
Highest: G

A	
B	✓
C	
D	
E	
F	
G	

GES (Emissions) **A**

Lowest: A
Highest: G

A	✓
B	
C	
D	
E	
F	
G	

Description

Discover a beautifully renovated two-room apartment in the desirable Fleurs-Gambetta area of Nice. Just 200 meters from the sea and the iconic Promenade des Anglais, this 42.74 square meter residence is situated on the third floor of an elegant 1930s bourgeois building with an elevator.

The apartment offers a refined and comfortable living space, featuring a pleasant living room with a fully equipped kitchen, a bedroom, a bathroom with a toilet, ample storage, and a balcony. High-end finishes include solid wood parquet floors and ducted air conditioning in each room, ensuring daily comfort and elegance.

This property boasts a prime location close to beaches, shops, restaurants, and public transport. Currently utilized as a seasonal rental with strong rental income, it has a proven revenue history. Potential buyers can access detailed rental operation documents upon request. The apartment is also available fully furnished, making it ready for immediate occupancy or continued rental activity. A cellar provides additional storage space.

Key features include proximity to the sea and Promenade des Anglais, high-quality renovations, equipped kitchen, balcony, and cellar. This turnkey apartment is perfect as a primary residence, a pied-à-terre, a secondary home, or a rental investment.

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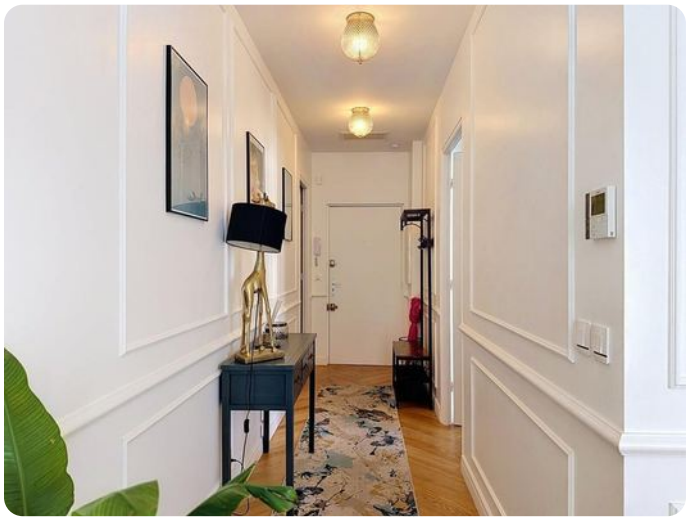





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