2 rooms in Musicians Quarter

€194,000

Musicians Quarter · 2 rooms · 21 m² in size

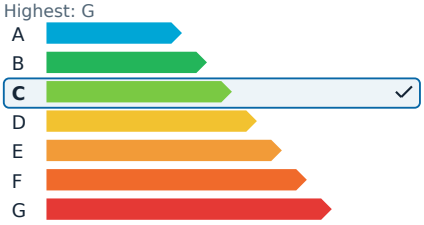


Key details

Surface area	**21 m²**
Rooms	**2**
Floor	**3rd**

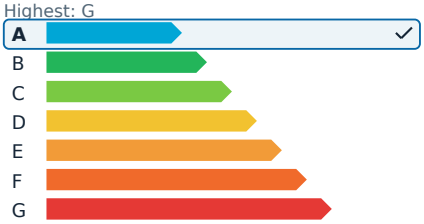
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover a charming two-room apartment in the heart of Nice's Carré d'Or, just steps away from the iconic Promenade des Anglais. Situated on the top floor of a secure building, this 21.2 square meter residence offers a peaceful retreat with a bright, north-south orientation and unobstructed views. The apartment has been newly renovated and features a living area, a fully equipped open kitchen, a bedroom, and a bathroom with a toilet. Modern conveniences include double-glazed windows and reversible air conditioning.

Perfect for both student and seasonal rentals, the property promises a rental yield of 12%. It also allows for short-term rental possibilities, making it an attractive investment opportunity.

The monthly management cost is €124, and the property tax is €501. The agency fees are covered by the seller. The apartment is part of a co-ownership consisting of 23 lots, with ongoing legal proceedings related to air conditioning installation. The energy efficiency rating is Class C, and the climate rating is Class A. Estimated annual energy costs for standard usage range from €419 to €569, based on 2021 energy prices.

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