2 rooms in Musicians Quarter

€179,000

Musicians Quarter · 2 rooms · 21 m² in size

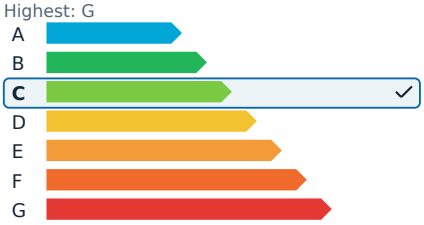


Key details

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

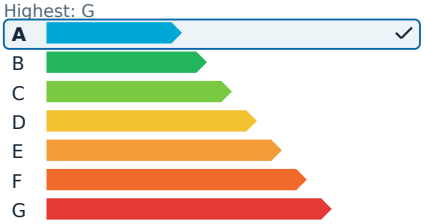
DPE (Energy) **C**

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. This top-floor unit, located in a secure residence, offers a peaceful retreat with its sunlit, north-south exposure and unobstructed views. Recently renovated, the apartment spans 21.2 square meters and features a living area, a fully equipped open kitchen, a cozy bedroom, and a modern bathroom with toilet facilities. Enjoy the comfort of double-glazed windows and reversible air conditioning.

The property is ideal for both short-term rentals and student accommodations, boasting a 12% rental yield.

Monthly management cost: €124
Energy efficiency rating: Class C
Climate class: Class A
Agency fees: Paid by the seller
Number of lots in the co-ownership: 23
Ongoing legal proceedings: Installation of air conditioning by Mme BUNKOVA

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