2 rooms in Musicians Quarter

€265,000

Musicians Quarter · 2 rooms · 32 m² in size



Key details

Surface area	**32 m²**
Rooms	**2**
Annual charges	**€452 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

Discover a rare opportunity in the vibrant Gambetta district of Nice with this charming two-room apartment. This property stands out as the only one in its building with year-round authorization for seasonal rentals, making it a strategic choice for maximizing rental income in the heart of Nice.

The apartment spans 32.31 square meters, offering a bright and inviting living space on the first floor. It features a cozy living room, a kitchen ready to be tailored to your preferences, and a peaceful bedroom. The residence, built in the 1970s, is secure and exudes both charm and durability. Its prime location places you just steps away from local amenities and beautiful beaches, making it an excellent choice for both first-time buyers and investors seeking exceptional potential in the Nice real estate market.

This property is part of a co-ownership comprising 30 lots and is free from any ongoing legal proceedings as per Article L. 721-1 of the Construction and Housing Code. The average monthly management cost is reported by the seller to be €37.67. The energy efficiency rating is classified as D, with an energy index of 160 and a climate index of 70. Agency fees are the responsibility of the seller.

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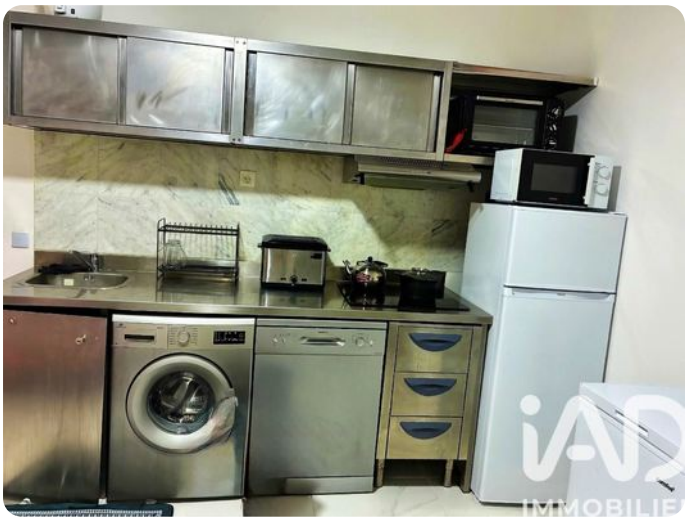











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