2 rooms in Musicians Quarter

€189,000

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

A
B
C ✓
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

In the heart of Nice's Carré d'Or, just a stone's throw from the famous Promenade des Anglais, this charming two-room apartment offers a serene retreat in a secure residence. Located on the top floor of a building without an elevator, the 21.2 m² space is bathed in sunlight with a north-south orientation, providing a peaceful atmosphere 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 comforts such as double-glazed windows and reversible air conditioning ensure a pleasant living environment. This property also offers the potential for short-term rentals, boasting a notable rental yield of 12% for student and seasonal lets.

The monthly management cost is €124. The energy efficiency rating is classified as C, while the climate rating is A. Agency fees are the responsibility of the seller. This apartment is part of a co-ownership comprising 23 lots. There is an ongoing legal procedure concerning the installation of air conditioning by Mme Bunkova.

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