2 rooms in Musicians Quarter

€199,000

Musicians Quarter · 2 rooms · 22 m² in size



Key details

Surface area	**22 m²**
Rooms	**2**
Annual charges	**€1,488 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

In the heart of Nice's prestigious Carré d'Or, just steps away from the iconic Promenade des Anglais and a host of local amenities, this charming 23 m² apartment offers a blend of modern living and convenience. Recently renovated in 2025, the property is located within a secure and well-maintained residence. It features a fully equipped kitchen that opens into a bright and welcoming living area, a comfortable bedroom, and a contemporary bathroom.

The apartment benefits from a south-north orientation, allowing for abundant natural light throughout the day, perfectly complementing the pleasant Nice climate. Year-round comfort is ensured with reversible air conditioning for both heating and cooling. This turnkey property comes fully furnished, making it an ideal choice for first-time buyers, a city-center pied-à-terre, or a secure rental investment, with strong demand for both short-term and long-term rentals.

The well-managed co-ownership ensures a smooth living experience. Agency fees are covered by the seller. The property has an energy efficiency rating of D, and there are no ongoing legal proceedings. Annual co-ownership charges amount to €1,488, and the property tax is €501.

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