2 rooms in Musicians Quarter

€189,000

Musicians Quarter · 2 rooms · 21 m² in size

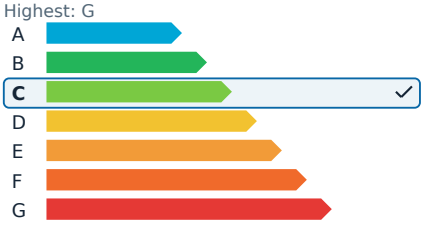


Key details

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

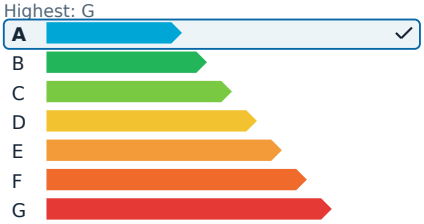
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice's prestigious Carré d'Or, just steps from the iconic Promenade des Anglais, you'll find a beautifully renovated two-room apartment. Situated on the top floor of a secure building, this 21.2 square meter space offers a peaceful retreat with no direct neighbors overlooking. The apartment is bright and airy, benefiting from a north-south orientation that ensures sunlight throughout the day.

Inside, the apartment features a comfortable living area, a fully equipped open-plan kitchen, a cozy bedroom, and a modern bathroom with a shower and toilet. The double-glazed windows and reversible air conditioning system provide comfort in all seasons. This property is ideal for both short-term rentals and longer student stays, boasting a potential return on investment of 12%.

Monthly management costs are 124€, and the annual property tax is 501€. The energy efficiency rating is C, with a climate rating of A. The estimated annual energy expenses are between 419€ and 569€, including subscriptions. The agency fees are covered by the seller. The apartment is part of a co-ownership of 23 lots, and there is an ongoing legal procedure regarding air conditioning installation.

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