2 rooms in Musicians Quarter

€275,000

Musicians Quarter · 2 rooms · 32 m² in size

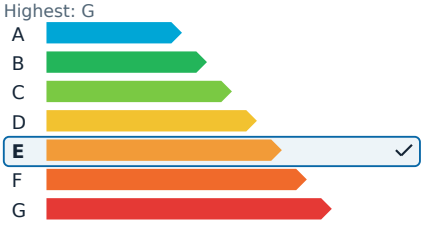


Key details

Surface area	**32 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**

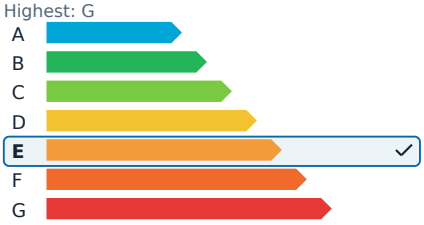
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

In the heart of Nice, this charming two-room apartment is located on the fourth and top floor of a beautiful, traditional Niçois building with an elevator. Just steps away from Avenue Jean Médecin and Place Massena, the apartment offers a bright and airy living space thanks to its southeast exposure. The modern and refined style is complemented by high ceilings and a clear view over the rooftops of Nice. Spanning 32 square meters, it is in excellent condition and fully furnished.

The layout includes an entrance, a living room with an open and equipped kitchen, a bedroom with a balcony, a shower room, and separate toilets. Equipped with reversible air conditioning, this apartment is perfect as a rental investment or a pied-à-terre. It is currently used for seasonal rentals, which is permitted by the co-ownership, and boasts a gross yield of 9%. There is also the option to purchase a second 45-square-meter apartment on the same floor.

Monthly management cost: 150€.
Agency fees are paid by the seller.

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