# 2 rooms in Musicians Quarter

**€189,000**

Musicians Quarter · 2 rooms · 21 m² in size

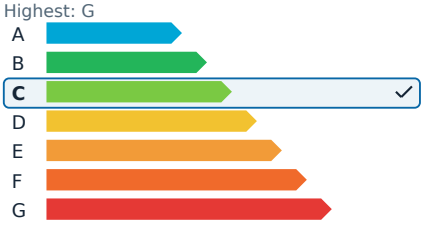



## Key details

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

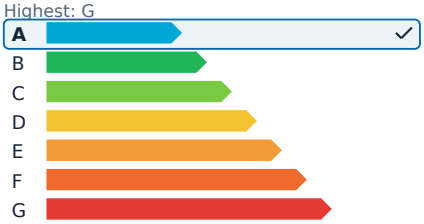
**DPE (Energy)** **C**

Lowest: A
Highest: G




**GES (Emissions)** **A**

Lowest: A
Highest: G




## Description

In the vibrant Carré d'Or district of Nice, just steps away from the famous Promenade des Anglais, this charming two-room apartment offers a comfortable living space of 21.2 square meters. Situated on the top floor of a secure building without an elevator, the apartment boasts a sunny, north-south orientation and provides a quiet atmosphere with unobstructed views. Recently renovated, the apartment features a living room, an equipped American-style kitchen, a bedroom, and a bathroom with toilet facilities. Modern conveniences include double-glazed windows and reversible air conditioning. The property is suitable for short-term rentals, offering a potential yield of 12% for both student and seasonal lets.

Monthly management cost is 124€. The energy efficiency rating is Class C, and the climate rating is Class A. Agency fees are the responsibility of the seller. The property is part of a co-ownership with 23 lots, and there is an ongoing legal procedure concerning the installation of air conditioning. Estimated annual energy expenses range between 419.00 € and 569.00 € for standard usage, including subscriptions.

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