2 rooms in Musicians Quarter

€184,000

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 vibrant Carré d'Or district of Nice, just a stone's throw from the famous Promenade des Anglais, this charming two-room apartment offers a peaceful retreat on the top floor of a secure building. With a total area of 21.2 square meters, the apartment benefits from abundant sunlight, a north-south orientation, and an unobstructed view. The living space has been completely renovated and includes a living room, an equipped American kitchen, a bedroom, and a bathroom with a toilet. Modern conveniences such as double-glazed windows and reversible air conditioning enhance the comfort of this home. The property is ideal for short-term rentals, boasting a 12% return for both student and seasonal lets.

Monthly management costs are €124, and the property tax is €501. The seller is responsible for the agency fees. This apartment is part of a co-ownership consisting of 23 lots. There is an ongoing legal procedure regarding the installation of air conditioning by Mme Bunkova. The energy efficiency rating is class C, and the climate rating is class A, with estimated annual energy expenses ranging between €419 and €569 for the years 2021 to 2023.

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