2 rooms in Musicians Quarter

€299,000

Musicians Quarter · 2 rooms · 45 m² in size



Key details

Surface area	**45 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This charming 2-room apartment, measuring 45 square meters, is found in the vibrant heart of Nice within a beautiful, traditional Niçoise building. It is located on the fourth and top floor, accessible by an elevator. Just steps away from Avenue Jean Médecin and Place Massena, the apartment benefits from a southeast orientation, offering plenty of natural light. The high ceilings, modern style, and unobstructed views over the rooftops of Nice add to its appeal. The apartment is in excellent condition and comes fully furnished, featuring an entrance, a living room with an open and equipped kitchen, one bedroom with storage, a shower room, and separate toilets. It also includes reversible air conditioning and is sold furnished, making it ideal for rental investment or as a pied-à-terre.

The apartment is currently used for seasonal rentals, which is permitted within the co-ownership, and boasts a gross yield of 9%. There is also the option to purchase an additional 32 square meter apartment on the same floor.

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

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