2 rooms in Musicians Quarter

€194,000

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

This charming apartment is located in the desirable Carré d'Or neighborhood of Nice, just a short walk from the famous Promenade des Anglais. Situated on the top floor of a secure building, this two-room apartment offers 21.2 square meters of living space. The residence is peaceful and sunny, with a north-south orientation providing unobstructed views. Recently renovated, the apartment features a living room, an equipped open-plan kitchen, a bedroom, and a bathroom with a toilet. Modern conveniences include double-glazed windows and reversible air conditioning. The property is well-suited for short-term rentals, promising a 12% return, appealing to both student and seasonal tenants.

Monthly management costs are 124€. The energy efficiency rating is C, while the climate rating is A. 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 the installation of air conditioning by a resident.

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