2 rooms in Musicians Quarter

€199,000

Musicians Quarter · 2 rooms · 21 m² in size

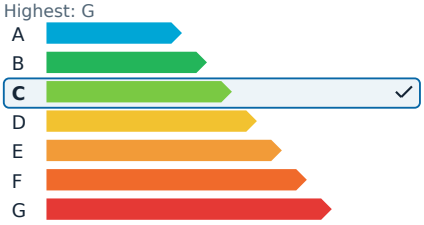


Key details

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

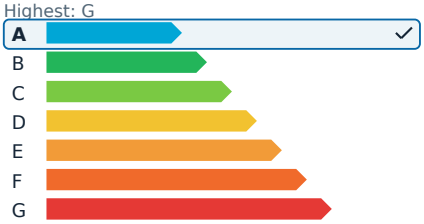
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming apartment is located in the vibrant Carré d'Or district of Nice, just a stone's throw from the iconic Promenade des Anglais. Situated on the top floor of a secure building without an elevator, this two-room property spans 21.2 square meters and benefits from abundant sunlight, a north-south orientation, and a peaceful atmosphere with unobstructed views. Recently renovated, the apartment features a living room, an equipped American-style kitchen, a bedroom, and a bathroom with a toilet. Modern comforts include double-glazed windows and reversible air conditioning. There is also potential for short-term rentals, offering a notable 12% return on investment for student and seasonal lets.

The monthly management cost is 124€. The property has an energy efficiency rating of C and a climate rating of A. Agency fees are the responsibility of the seller. The apartment is part of a co-ownership comprising 23 lots. There is an ongoing legal procedure related to air conditioning installation.

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