2 rooms in Musicians Quarter

€212,890

Musicians Quarter · 2 rooms · 28 m² in size



Key details

Surface area	**28 m²**
Rooms	**2**
Lift	**Yes**
Annual charges	**€1,380 /yr**

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 Art Deco apartment, built in 1930, is located on rue Verdi in the vibrant Musiciens district of Nice. The two-room property, measuring 27.07 square meters according to the Loi Carrez, underwent a complete renovation in 2023 using high-quality materials. Its prime location offers easy access to the train station, shops, restaurants, public transport, the city center, and the beaches, all just minutes away. The apartment's layout is optimized to include ample storage space, making it both practical and stylish.

The property allows for seasonal rentals and the installation of professional offices, adding to its versatility. Currently, no work is planned for the co-ownership, and it offers a potential rental yield that could amortize the investment in just 15 years. The apartment features a living room that doubles as a study and dining area, an independent kitchen with a laundry area, a bedroom, and a bathroom with a shower and toilet.

Situated on the ground floor, the apartment overlooks a peaceful, green courtyard with no direct view from neighbors, providing a serene living environment. The high ceilings, over three meters, enhance the spacious feel of the property. The well-maintained and secure co-ownership includes a caretaker and high-speed internet connectivity.

Monthly charges cover cold and hot water, heating, electricity, cleaning and maintenance of common areas, and the services of the caretaker. Individual electricity for the apartment is not included.

Energy efficiency is rated as class D. The monthly management cost is 115 euros (excluding electricity), with electricity estimated at approximately 30 euros per month. The agency fees are included in the sale price.

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