2 rooms in Musicians Quarter

€199,000

Musicians Quarter · 2 rooms · 21 m² in size

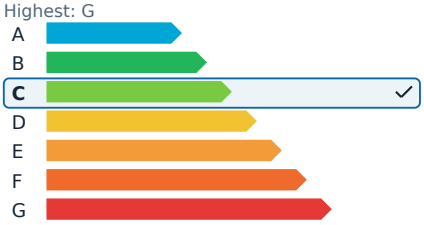


Key details

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

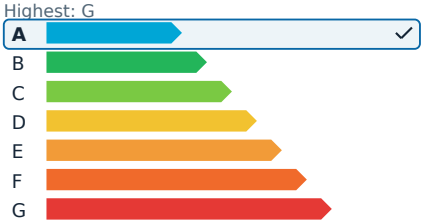
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming two-room apartment is situated in the heart of Nice's Carré d'Or, just a stone's throw from the famous Promenade des Anglais. Positioned on the top floor of a secure residence, this 21.2 square meter space is both sunlit and serene, offering clear views without any direct neighbors. The apartment, recently renovated, features a living area, an equipped American kitchen, a bedroom, and a bathroom with toilet. It is fitted with double-glazed windows and reversible air conditioning, ensuring comfort throughout the year. The property also offers the potential for short-term rentals, boasting a profitability rate of 12% for student and seasonal lettings.

Monthly management cost is 124€. The agency fees are borne by the seller. The property is part of a co-ownership comprising 23 lots. There is an ongoing legal procedure concerning the installation of air conditioning by a resident. The energy efficiency rating is C, and the climate rating is A. Estimated annual energy costs for standard use are between 419€ and 569€, based on 2021 energy prices.

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