2 rooms in Musicians Quarter

€184,000

Musicians Quarter · 2 rooms · 21 m² in size

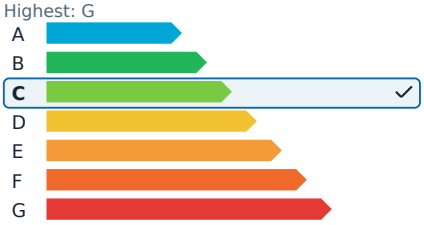


Key details

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

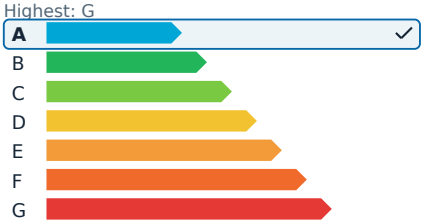
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming two-room apartment is situated in the prestigious Carré d'Or area of Nice, just steps away from the iconic Promenade des Anglais. Located on the top floor of a secure building, this 21.2 square meter apartment offers a peaceful retreat with a bright, north-south orientation and unobstructed views. Recently renovated, the apartment features a living room, an equipped American-style kitchen, a bedroom, and a bathroom with a toilet. Double-glazed windows and reversible air conditioning ensure comfort throughout the year. The property allows for short-term rentals, offering a potential yield of 12% for student and seasonal leases.

Monthly management cost is €124. Agency fees are the responsibility of the seller. The property is part of a co-ownership comprising 23 lots. There is an ongoing legal procedure regarding air conditioning installation by Mme Bunkova. The energy efficiency rating is C, and the climate rating is A. Estimated annual energy expenses range from €419 to €569, including subscriptions.

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