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 two-room apartment offers an excellent investment opportunity with a 12% return, ideal for both student and seasonal rentals. Situated in the prestigious Carré d'Or area of Nice, it is just steps away from the famous Promenade des Anglais. The residence is secure and the apartment is located on the top floor, ensuring a peaceful environment with a bright, north-south orientation and unobstructed views.

The apartment, recently renovated, features a welcoming living space, a fully equipped open kitchen, a comfortable bedroom, and a modern bathroom with a toilet. Double-glazed windows and reversible air conditioning add to the comfort and efficiency of the home. Short-term rental is also a viable option for this property.

Monthly management cost: €124.
Agency fees are the responsibility of the seller.
The property is part of a co-ownership with 23 lots.
There is an ongoing legal procedure regarding air conditioning installation.
Energy efficiency rating: Class C, Climate class: A.
Estimated annual energy expenses range from €419 to €569.

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