2 rooms in Musicians Quarter

€214,890

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 delightful two-room apartment, measuring 27.07 square meters, is set in the highly sought-after Quartier des Musiciens in Nice. Meticulously renovated in 2023 with high-quality materials, it resides in a stunning Art Deco building constructed in 1930 by renowned architects. The prime location offers easy walking access to the train station, shops, restaurants, public transport, the city center, and the beaches of Nice.

The apartment is thoughtfully designed with ample storage and is sold fully furnished and equipped, ready for immediate occupancy. It includes a living room that doubles as a dining area, an independent kitchen with a laundry space, a bedroom, and a bathroom with a toilet. The over three-meter-high ceilings provide a spacious and airy atmosphere. Situated on the ground floor, it overlooks a peaceful and verdant courtyard, ensuring privacy and tranquility. With a northwest orientation, the apartment maintains a pleasant temperature even in summer without the need for air conditioning.

The building allows for seasonal rentals and professional practices, with the possibility to rent out the primary residence for up to 120 days per year. This property presents an attractive opportunity for rental investment, potentially yielding returns in just 15 years. The well-maintained and secure co-ownership features a caretaker and high-speed internet connectivity.

Monthly management costs are 145€, which cover cold and hot water, heating, electricity, cleaning, maintenance of common areas, and the services of a caretaker. The energy efficiency rating is class D. Agency fees are included in the sale price.

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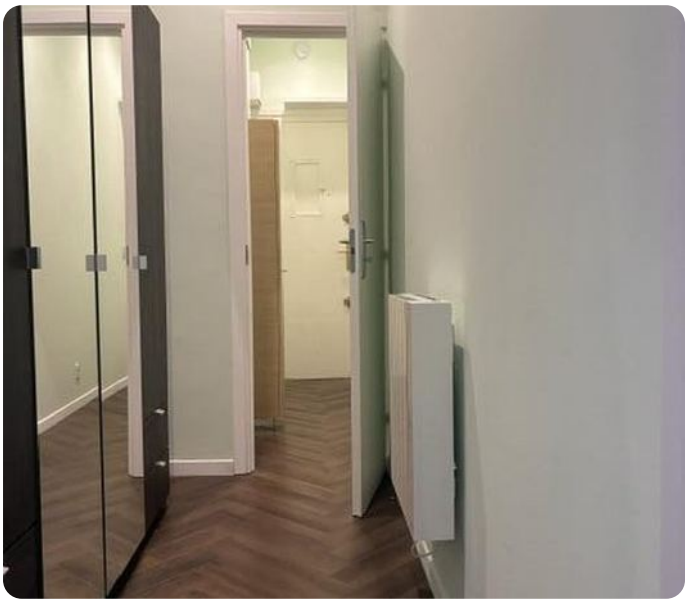











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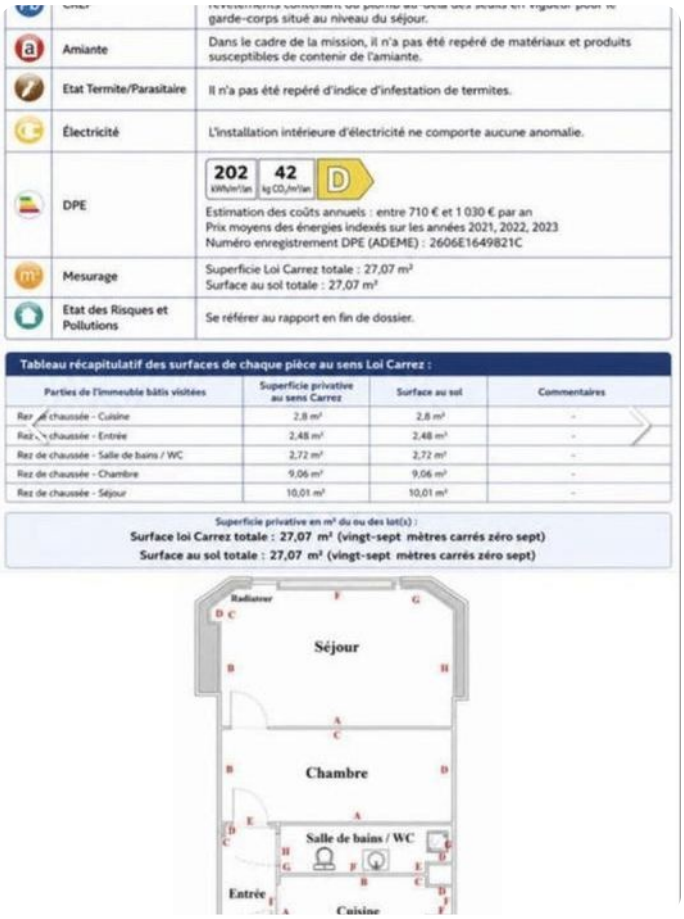

	garde-corps situé au niveau du séjour.
Amiante	Dans le cadre de la mission, il n'a pas été repéré de matériaux et produits susceptibles de contenir de l'amiante.
Etat Termite/Parasitaire	Il n'a pas été repéré d'indice d'infestation de termites.
Électricité	L'installation intérieure d'électricité ne comporte aucune anomalie.
DPE	202 kWh/m²/an · 42 kg CO₂/m²/an · D Estimation des coûts annuels : entre 710 € et 1 030 € par an Prix moyens des énergies indexés sur les années 2021, 2022, 2023 Numéro enregistrement DPE (ADEME) : 2606E1649821C
Mesurage	Superficie Loi Carrez totale : 27,07 m² Surface au sol totale : 27,07 m²
Etat des Risques et Pollutions	Se référer au rapport en fin de dossier.

Tableau récapitulatif des surfaces de chaque pièce au sens Loi Carrez :

Parties de l'immeuble bâtis visitées	Superficie privative au sens Carrez	Surface au sol	Commentaires
Rez de chaussée - Cuisine	2,8 m²	2,8 m²	-
Rez de chaussée - Entrée	2,48 m²	2,48 m²	-
Rez de chaussée - Salle de bains / WC	2,72 m²	2,72 m²	-
Rez de chaussée - Chambre	9,06 m²	9,06 m²	-
Rez de chaussée - Séjour	10,01 m²	10,01 m²	-

Superficie privative en m² du ou des lot(s) :
Surface loi Carrez totale : 27,07 m² (vingt-sept mètres carrés zéro sept)
Surface au sol totale : 27,07 m² (vingt-sept mètres carrés zéro sept)