2 rooms in Musicians Quarter

€218,890

Musicians Quarter · 2 rooms · 28 m² in size

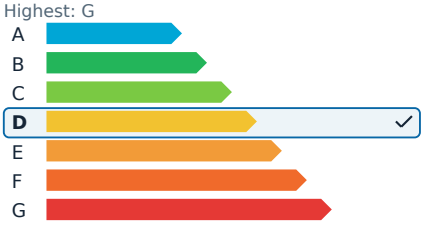


Key details

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

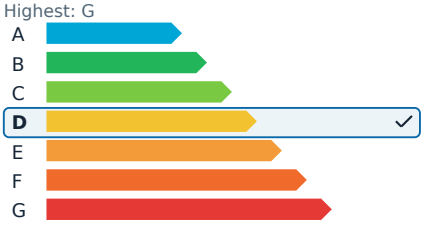
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

This inviting two-room apartment, with a living area of 27.07 square meters, is located in the highly sought-after Quartier des Musiciens in Nice. Recently renovated in 2023 using high-quality materials, this property is housed in a beautiful Art Deco building constructed in 1930 by renowned architects. The prime location allows easy access to the train station, shops, restaurants, public transport, the city center, and the beaches of Nice, all within walking distance.

The apartment is thoughtfully designed with ample storage space and comes fully furnished and equipped, ready for immediate occupancy. It features a living area that doubles as a lounge and dining room, an independent kitchen with a laundry space, a bedroom, and a bathroom with a toilet. The ceilings, over three meters high, enhance the sense of space and volume. The ground-floor position offers a peaceful view of a quiet, green courtyard, with easy and secure access. The well-maintained and secure co-ownership includes a caretaker and high-speed internet access.

The building permits seasonal rentals and professional use, allowing the rental of the primary residence for up to 120 days per year. This property offers the potential to recoup your investment in just 15 years.

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

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