3 rooms in Musicians Quarter

€420,000

Musicians Quarter · 3 rooms · 80 m² in size



Key details

Surface area	**80 m²**
Rooms	**3**
Floor	**1st**

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

Just steps away from the Alsace-Lorraine garden, this charming three-room apartment is situated on the first floor of a 1950s building. The apartment captivates with its character, featuring high ceilings and parquet flooring that create a warm and elegant atmosphere. It comprises an entryway, a living room with a dining area, a kitchen, two bedrooms, a bathroom, and a separate toilet. Functional and comfortable, it also offers ample storage space.

The prime location allows for easy exploration of Nice on foot, with the tramway, shops, and amenities nearby. The Nice-Ville train station is easily accessible, and the sea is just a few minutes away. This property is ideal for both a primary residence and a rental investment, with an estimated rental income potential of over €40,000 annually, as assessed by a partner concierge service. Additionally, a cellar is included with the apartment.

Monthly management cost: €151.

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