

One-bedroom apartment in Musicians Quarter €194,000

Musicians Quarter · 1 bedroom · 21 m² in size



Description

In the heart of Nice's Carré d'Or, just steps from the famous Promenade des Anglais, this charming apartment offers a peaceful retreat in a secure residence. Situated on the top floor of a three-story building without an elevator, this 21.2 square meter, two-room apartment is bright and airy, with a north-south orientation that ensures sunlight throughout the day. The apartment boasts a clear, unobstructed view, providing a sense of openness and tranquility.

Recently renovated, the property features a comfortable living area, an equipped American-style kitchen, a cozy bedroom, and a modern

bathroom with a toilet. The apartment is fitted with double-glazed windows and reversible air conditioning, ensuring comfort in all seasons. It is also suitable for short-term rentals, offering a potential 12% return on investment for student and seasonal lets.

Monthly management cost is 124€. The energy efficiency rating is Class C, with a climate rating of Class A. The 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 the installation of air conditioning by Mme Bunkova.

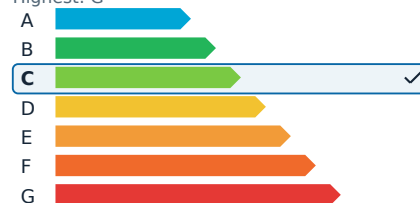
Key details

Surface area	21 m²
Bedrooms	1
Floor	3rd
Lift	No
Outside space	No

DPE (Energy)

C

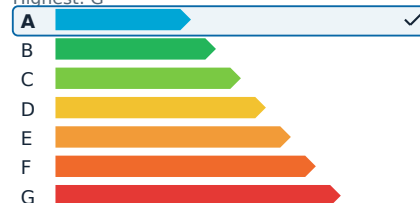
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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