

One-bedroom apartment in Musicians Quarter €189,000

Musicians Quarter · 1 bedroom · 21 m² in size



Description

In the heart of Nice's Carré d'Or, just a stone's throw from the famous Promenade des Anglais, this charming two-room apartment offers a serene retreat in a secure residence. Located on the top floor of a building without an elevator, the 21.2 m² space is bathed in sunlight with a north-south orientation, providing a peaceful atmosphere and unobstructed views. The apartment has been newly renovated and features a living area, a fully equipped open kitchen, a bedroom, and a bathroom with a toilet. Modern comforts such as double-glazed windows and reversible air conditioning ensure a pleasant living environment. This property also offers the potential for short-term rentals, boasting a notable rental yield of 12% for student and seasonal lets.

The monthly management cost is €124. The energy efficiency rating is classified as C, while the climate rating is A. Agency fees are the responsibility of the seller. This apartment is part of a co-ownership comprising 23 lots. There is an ongoing legal procedure concerning the installation of air conditioning by Mme Bunkova.

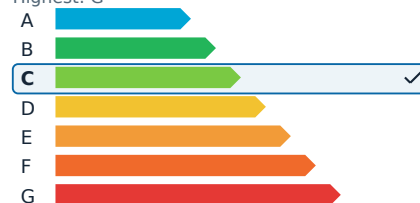
Key details

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

DPE (Energy)

C

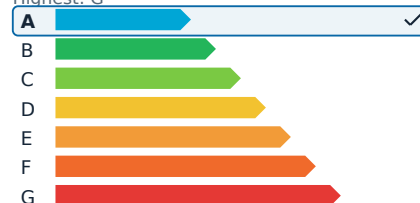
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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