

One-bedroom apartment in Musicians Quarter €194,000

Musicians Quarter · 1 bedroom · 21 m² in size



Description

In the heart of Nice's prestigious Carré d'Or, just moments from the iconic Promenade des Anglais, this charming two-room apartment offers a unique blend of comfort and convenience. Situated on the top floor of a secure residence, the 21.2 square meter space is bathed in sunlight, thanks to its north-south orientation. The apartment boasts a peaceful ambiance with unobstructed views, ensuring privacy and tranquility.

Recently renovated, the interior features a living area, a fully equipped American kitchen, a cozy bedroom, and a modern bathroom with a toilet. The apartment is fitted with double-glazed windows and reversible air conditioning, providing comfort throughout the year. It's an ideal choice for both short-term rentals and long-term stays, with a remarkable rental yield of 12% for students and seasonal guests.

Monthly management cost: 124€.

Energy efficiency rating: Class C, Climate Class A.

Agency fees are the responsibility of the seller.

The property is part of a co-ownership of 23 lots.

There is an ongoing legal procedure regarding air conditioning installation.

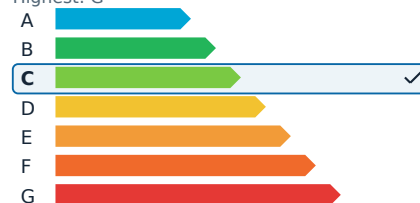
Key details

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

DPE (Energy)

C

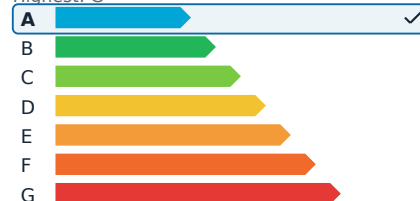
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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