

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 a stone's throw from the famous Promenade des Anglais, this charming two-room apartment offers a superb opportunity. Set on the top floor of a secure building, this 21.2 square meter residence provides a sunlit, peaceful retreat with a north-south orientation and unobstructed views. Recently renovated, the apartment features a living area, a fully equipped open-plan kitchen, a bedroom, and a bathroom with toilet facilities. Modern comforts include double-glazed windows and reversible air conditioning. The property is well-suited for short-term rentals, promising a potential 12% return on investment for student and seasonal lettings.

Monthly management costs are 124€. The agency fees are covered by the seller. The property is part of a co-ownership comprising 23 lots, with ongoing legal proceedings concerning air conditioning installation. It boasts an energy efficiency rating of C and a climate rating of A, with estimated annual energy costs between 419€ and 569€.

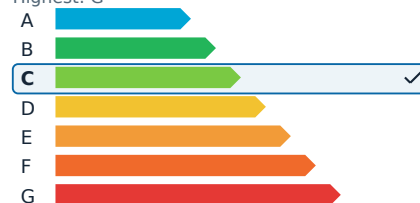
Key details

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

DPE (Energy)

C

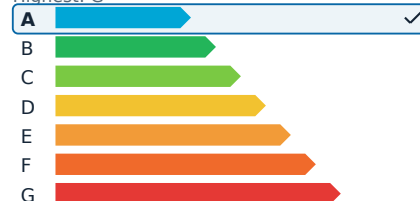
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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