

One-bedroom apartment in Musicians Quarter €189,000

Musicians Quarter · 1 bedroom · 21 m² in size



Description

In the vibrant Carré d'Or district of Nice, just steps away from the famous Promenade des Anglais, this charming two-room apartment offers a comfortable living space of 21.2 square meters. Situated on the top floor of a secure building without an elevator, the apartment boasts a sunny, north-south orientation and provides a quiet atmosphere with unobstructed views. Recently renovated, the apartment features a living room, an equipped American-style kitchen, a bedroom, and a bathroom with toilet facilities. Modern conveniences include double-glazed windows and reversible air conditioning. The property is suitable for short-term rentals, offering a potential yield of 12% for both student and seasonal lets.

Monthly management cost is 124€. The energy efficiency rating is Class C, and the climate rating is Class A. Agency fees are the responsibility of the seller. The property is part of a co-ownership with 23 lots, and there is an ongoing legal procedure concerning the installation of air conditioning. Estimated annual energy expenses range between 419.00 € and 569.00 € for standard usage, including subscriptions.

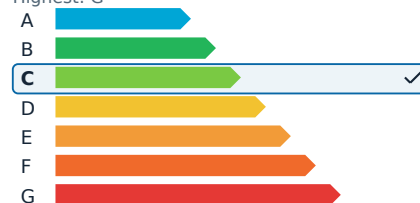
Key details

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

DPE (Energy)

C

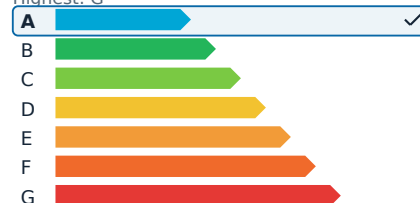
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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