One-bedroom apartment in Musicians Quarter

€194,000

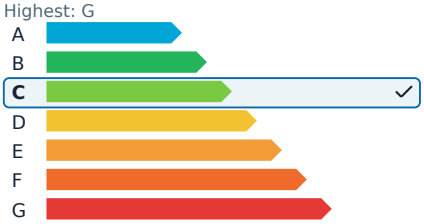
Musicians Quarter · 1 bedroom · 21 m² in size

Key details

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

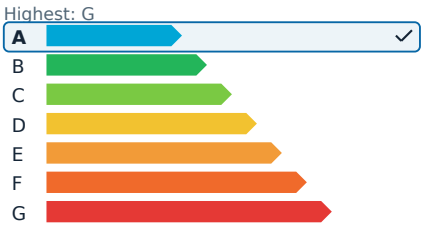
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming two-room apartment offers a unique opportunity in Nice's prestigious Carré d'Or, just steps away from the iconic Promenade des Anglais. Situated on the top floor of a secure building, this 21.2 square meter residence is bathed in sunlight and enjoys a peaceful setting with unobstructed views. The apartment has been fully renovated and features a living area, an equipped American-style kitchen, a bedroom, and a bathroom with a toilet. Modern comforts include double-glazed windows and reversible air conditioning. The property is ideal for both student and seasonal rentals, promising a 12% return on investment.

The monthly management cost is €124. The seller is responsible for the agency fees. The property is part of a co-ownership consisting of 23 lots. There is an ongoing legal procedure related to air conditioning installation. The energy efficiency rating is C, and the climate rating is A, with estimated annual energy costs ranging from €419 to €569 based on 2021 energy prices.

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