Three-bedroom apartment in Musicians Quarter

€242,000

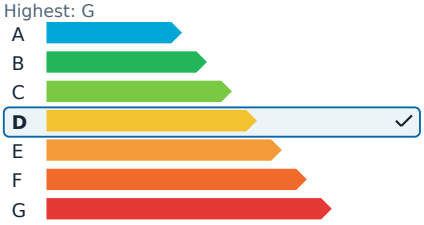
Musicians Quarter · 3 bedrooms · 48 m² in size

Key details

Surface area	**48 m²**
Bedrooms	**3**
Floor	**Ground**
Lift	**Yes**
Outside space	**No**
Monthly charges	**€142 /mo**

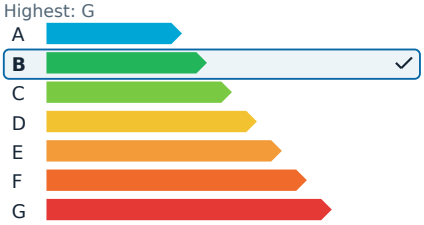
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of the Quartier des Musiciens, just a short stroll from the Jardin Alsace-Lorraine, this ground-floor apartment offers a unique opportunity with its 48.5 m² space. The property boasts high ceilings and a rare layout featuring four rooms, including three independent bedrooms. This setup is ideal for shared living arrangements, providing an excellent rental yield of up to 1,800 € per month, or approximately 500 to 600 € per room, inclusive of charges. Fully furnished and requiring no renovation, the apartment is ready for immediate rental, making it perfect for long-term or student tenants. Additional features include the potential for air conditioning installation, two toilets, and a bathroom. This turnkey investment is situated in one of Nice's most sought-after neighborhoods.

The apartment is part of a co-ownership consisting of 21 lots and is not subject to any ongoing legal proceedings. The average monthly management cost, as declared by the seller, is 142.33 €. The agency fees are covered by the seller. The property has an energy efficiency rating of class D with an index of 204 and a climate rating of class B with an index of 8.

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