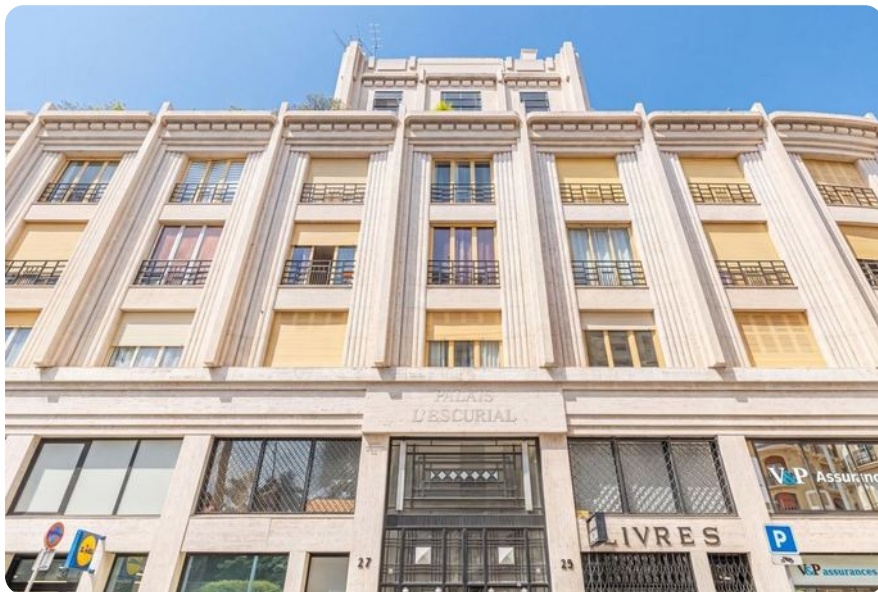


Studio apartment in Musicians Quarter

€119,000

Musicians Quarter · Studio · 14 m² in size



Description

On the fifth floor of the iconic Palais l'Escurial, a 1930s Art Deco residence, this 14.06 m² studio offers a peaceful courtyard setting just a short 5-minute walk from Avenue Jean Médecin and the tramway. The studio's layout is efficiently designed with a living area featuring an open kitchen and a separate bathroom with a toilet.

Ideal for rental investment, this property benefits from well-managed co-ownership charges of €80 per month, which cover the maintenance of common areas, the elevator, cold water, and heating. A significant portion of these charges, 60%, can be recovered from the tenant, keeping non-recoverable expenses low.

Some light renovations could enhance the property's appeal and rental yield. Situated just steps from local shops and about a 10-minute walk from Place Masséna, this apartment is a great investment opportunity or an ideal pied-à-terre in one of the most sought-after addresses in Nice's city center.

Monthly management cost: €80

Number of lots in the co-ownership: Not specified

Energy efficiency rating: Not specified

Agency fees: Not specified

Ongoing legal proceedings: Not specified

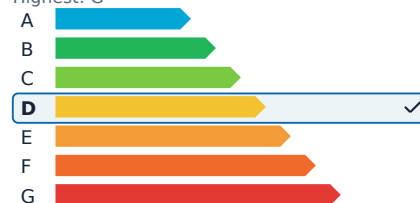
Key details

Surface area	14 m ²
Bedrooms	Studio
Floor	Ground
Lift	No
Outside space	No

DPE (Energy)

D

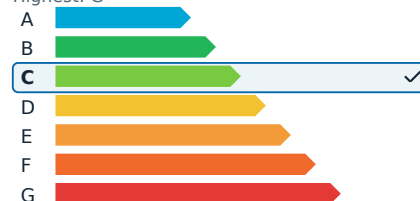
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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