# One-bedroom apartment in Musicians Quarter

**€365,000**

Musicians Quarter · 1 bedroom · 45 m² in size

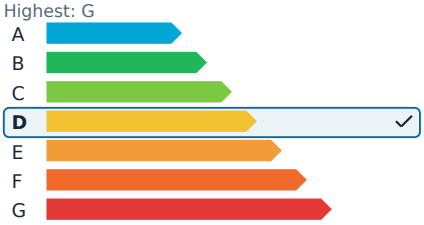



## Key details

| | |
|---|---|
| Surface area | **45 m²** |
| Bedrooms | **1** |
| Floor | **3rd** |
| Lift | **Yes** |
| Outside space | **Balcony** |
| Monthly charges | **€154 /mo** |

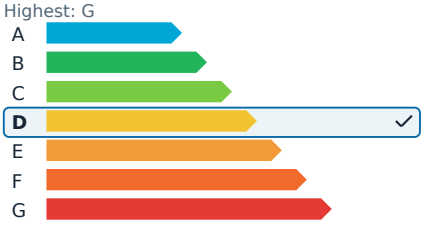
**DPE (Energy)** **D**

Lowest: A
Highest: G




**GES (Emissions)** **D**

Lowest: A
Highest: G




## Description

In the heart of the sought-after Musiciens district on rue Berlioz, just steps from boulevard Victor Hugo, is a charming apartment located on the third floor of a beautiful 1930s Art Deco building with an elevator. This bright and spacious two-room apartment spans 45.55 square meters and features a ceiling height of 3 meters, providing an airy and open feel.

The entrance leads to a living room that opens onto a south-facing balcony with unobstructed views. The apartment includes an independent kitchen, a bedroom, and a bathroom. Although it requires renovation, the apartment offers great potential and could be transformed into a three-room space.

A cellar is included with the property. The proximity to the tramway, shops, and restaurants makes it easy to enjoy the vibrant lifestyle of Nice on foot.

The visuals provided in this announcement are from a virtual staging done by Jouvence, the real estate enhancement service of Leprince Immobilier, in collaboration with Galeries Lafayette CAP3000. This non-contractual staging is intended to help potential buyers envision the space and does not commit the agency to any specific design.

Agency fees are the responsibility of the seller.

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