

One-bedroom apartment in Musicians Quarter €493,500

Musicians Quarter · 1 bedroom · 86 m² in size



Description

In the vibrant Quartier des Fleurs of Nice, this centrally located apartment offers a blend of convenience and comfort. Positioned between Boulevard François Grosso and Boulevard Gambetta, the property is within walking distance to shops, schools, and public transportation. The iconic Promenade des Anglais is just 500 meters away, while the Alsace Lorraine tram station is a mere 200 meters from your doorstep.

The apartment is bright and private, featuring a welcoming entrance and a spacious living room that opens onto a 5.50 m² terrace, which also provides access to one of the bedrooms. A 9.11 m² balcony extends along the kitchen, a master suite with a private bathroom,

and a third bedroom. Additionally, there is a second bathroom and a separate toilet, offering practicality for family living. The continuous balcony provides an extra outdoor space to enjoy the pleasant surroundings.

This property is perfect for families or anyone looking to enjoy a comfortable lifestyle near the sea, with immediate access to all essential amenities.

The agency fees amount to €23,500, inclusive of all taxes, which is 5% of the total price. The co-ownership consists of 200 lots, with no ongoing legal proceedings. The energy efficiency diagnostic was conducted on June 11, 2026, showing a primary energy consumption of 175 kWh/m²/year and a final energy consumption of 6 kWh/m²/year. The estimated annual energy costs for standard use range between €1,440 and €1,948 for the years 2021 to 2023, including subscriptions.

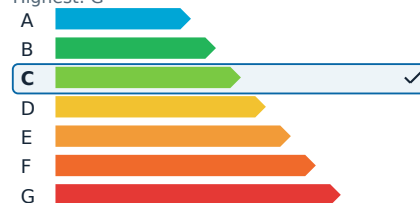
Key details

Surface area	86 m²
Bedrooms	1
Floor	Ground
Lift	No
Outside space	No

DPE (Energy)

C

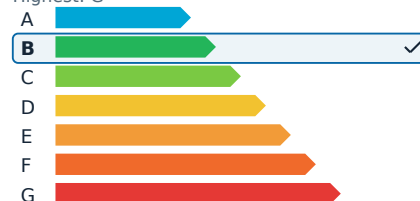
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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