1 room in Musicians Quarter

€320,000

Musicians Quarter · 1 room · 30 m² in size



Key details

Surface area	**30 m²**
Rooms	**1**
Floor	**8th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€1,140 /yr**

DPE (Energy) **F**

Lowest: A
Highest: G

A
B
C
D
E
F ✓
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

Avenue Baquis offers a studio apartment of 30.4 square meters on the top floor of a building equipped with an elevator. This property features two terraces: one facing west at 9.5 square meters and another facing east at 5 square meters. The apartment requires some renovation and includes an entrance, a living room with terrace access, a kitchen with terrace access, a bathroom with a toilet, and a small storage area. There is potential to convert the space into a two-room apartment, providing an opportunity to personalize the interior.

Being on the top floor, the apartment provides unobstructed views of the city, rooftops, and surrounding hills. Its dual west and east exposure ensures ample natural light throughout the day, while the terraces provide a rare luxury for a property of this size. A concierge service is available in the building for added convenience.

The location is highly sought after in Nice, with nearby local shops, tram access, and a public parking facility making daily commutes straightforward. Heating is individual, and both cold and hot water services are communal. This property is ideal as a pied-à-terre, a first-time purchase, or an investment opportunity, with significant potential for value increase post-renovation.

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