1 room in Musicians Quarter

€265,000

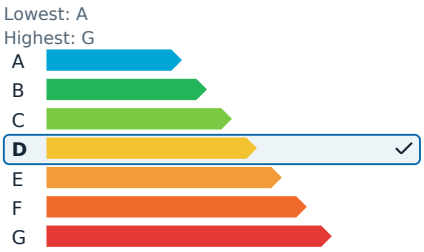
Musicians Quarter · 1 room · 33 m² in size



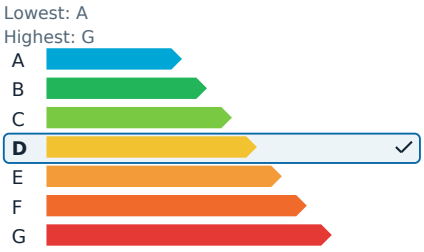
Key details

Surface area	**33 m²**
Rooms	**1**
Floor	**5th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€1,764 /yr**

DPE (Energy) **D**



GES (Emissions) **D**



Description

Discover a charming two-room apartment on the fifth floor with an elevator, offering a bright and peaceful living space in the heart of Nice's Musiciens district. This residence features a very large open-air terrace, perfect for enjoying the outdoors, whether it's dining with friends or sunbathing on a lounger. The apartment, named "CHARLY," has been thoughtfully renovated to provide comfort and convenience, making it an ideal choice for a first-time purchase, a pied-à-terre, or a rental investment, with Airbnb rentals allowed.

The Musiciens district is one of the most sought-after residential areas in central Nice, known for its elegance and practicality. The sea, the SNCF train station, Avenue Jean Médecin, shops, restaurants, and the tramway are all within walking distance,

offering unparalleled convenience for daily living.

Originally a spacious studio, "CHARLY" has been cleverly transformed into two distinct spaces: a living/dining area and a separate sleeping nook. Although the sleeping area is less than 9 square meters and not officially classified as a bedroom, it comfortably accommodates a 140 cm or even a 160 cm bed, maintaining a clear division from the living space. The smartly designed storage solutions throughout the apartment optimize every square meter, ensuring you never feel short on space.

A glass partition separates the sleeping nook from the main living area, allowing for air circulation and the benefit of air conditioning throughout. The kitchen is modern and well-equipped, while the stylish bathroom has been fully renovated and includes ample storage. Additionally, the apartment comes with a cellar on the first floor of the building, providing extra storage for belongings you prefer to keep out of sight.

Energy Efficiency Rating: D
Co-ownership: 29 main lots
Monthly Management Cost: €147 (all-inclusive)
No ongoing legal proceedings

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