1 room in Musicians Quarter

€149,000

Musicians Quarter · 1 room · 21 m² in size



Key details

Surface area	**21 m²**
Rooms	**1**
Floor	**1st**
Lift	**Yes**
Annual charges	**€1,200 /yr**

DPE (Energy) **C**

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

Discover a unique opportunity in the heart of Nice at the iconic "PALAIS ESCURIAL" on rue Alphonse Karr. This studio apartment, requiring complete renovation, holds remarkable potential within a renowned Art Deco building. Originally inaugurated in 1933, the building once featured a luxurious 1,600-seat cinema and is distinguished by its striking architectural details, including a tower-lantern that served as a night-time beacon. The facade, designed by architect Léonard Varthaliti, is adorned with travertine plaques and Duraluminium columns, reflecting the aviation materials of the era.

The 21.05 m² apartment boasts optimal brightness, thanks to its high ceilings and a large triple-pane window that opens fully, offering a pleasant city view at the intersection of Clémenceau and Alphonse Karr. The surroundings are vibrant, with charming buildings, wine bars, and bakeries nearby. Inside, the main room spans nearly 14 m², complemented by an independent kitchen and a bathroom, each with a window drawing light from the main living area. Once renovated, this apartment could serve as a lucrative rental investment, a quality pied-à-terre, a professional office space (permitted within the building), or an ideal first home.

The annual charges are approximately 1,200 euros, covering collective heating, cold water, an individual hot water heater, elevator, general maintenance, and building management. Energy efficiency is rated as Class C, and the climate impact is also rated Class C.

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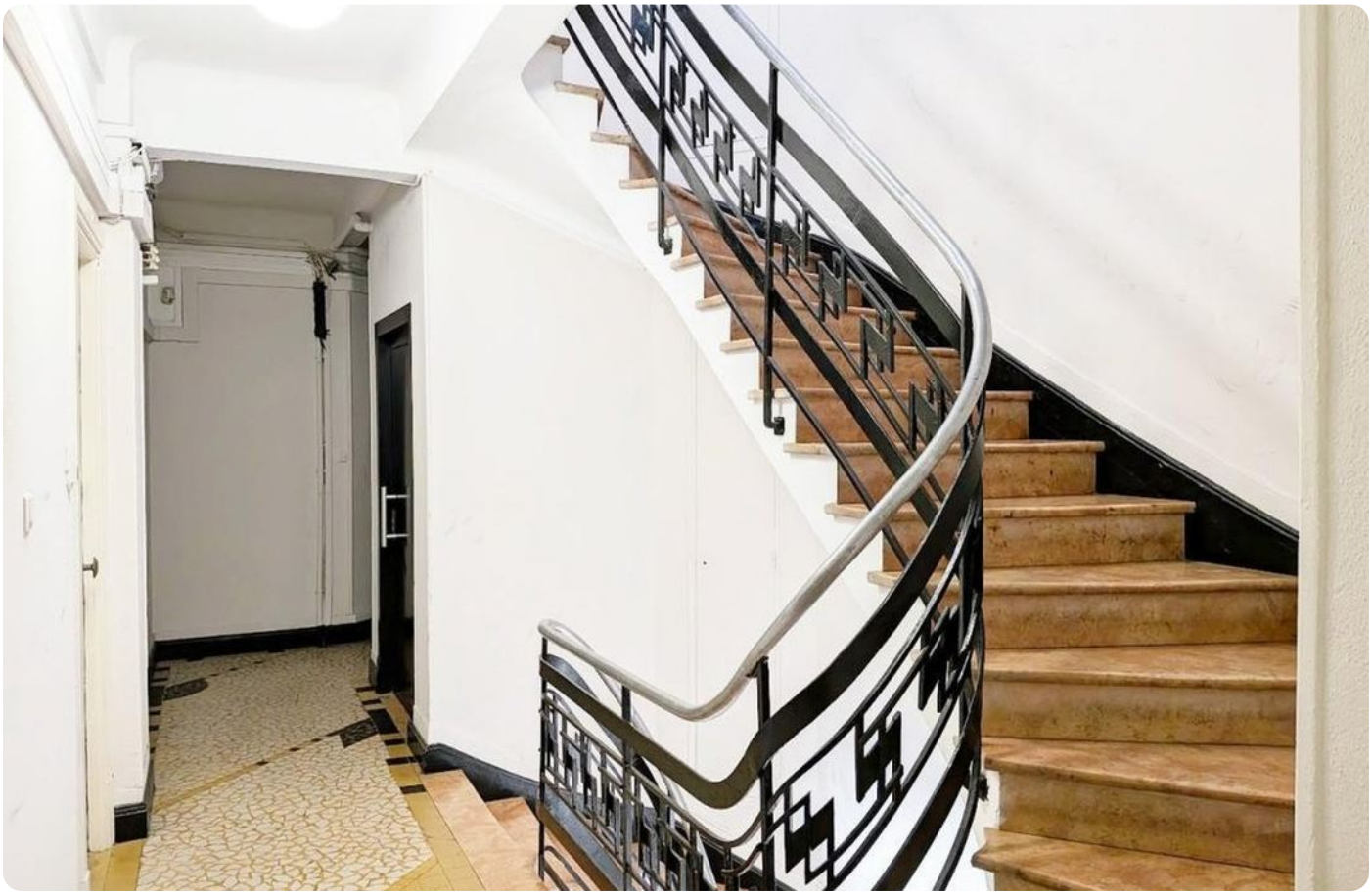

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