# 1 room in Musicians Quarter

**€209,000**

Musicians Quarter · 1 room · 20 m² in size



## Key details

| | |
|---|---|
| Surface area | **20 m²** |
| Rooms | **1** |
| Floor | **5th** |
| Lift | **Yes** |
| Terrace | **Yes** |

**DPE (Energy)** **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

**GES (Emissions)** **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

## Description

In the heart of the highly sought-after Musicians' Quarter, discover a beautiful furnished studio apartment offering 20 square meters of living space. This charming home extends to a delightful 7 square meter terrace adorned with greenery, creating a total living area of 27 square meters. Just 500 meters from the famous Promenade des Anglais, the property is in excellent condition and enjoys unobstructed views.

Positioned on the fifth floor of a well-maintained building with an elevator, the recently renovated apartment is located on a quiet street and benefits from abundant natural light. Every aspect of the space has been thoughtfully designed and optimized. The entrance features a large closet and leads to a bathroom equipped with a walk-in shower. The spacious main room offers ample storage, while the slightly recessed kitchen area is fully equipped with cooking plates, an oven, a refrigerator, and numerous cabinets, along with a window for additional light.

The terrace serves as an additional living area, providing peace and privacy with its plants and large awning. The apartment is fitted with double glazing, electric shutters, and reversible air conditioning for added comfort. A cellar is included with the sale of the apartment.

There is also an option to purchase a parking space within the building for 45,000€.

Energy Efficiency Rating: C (75 kWh/m²/year) / A (5 kgCO²/m²/year).

Annual management costs are 900€, which include cold water. Property tax is 700€. The agency fees are the responsibility of the seller. There are no ongoing legal proceedings to our knowledge.

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