1 room in Musicians Quarter

€129,000

Musicians Quarter · 1 room · 14 m² in size

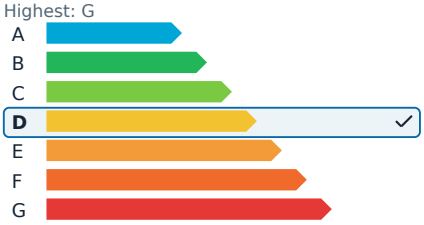


Key details

Surface area	**14 m²**
Rooms	**1**
Annual charges	**€600 /yr**

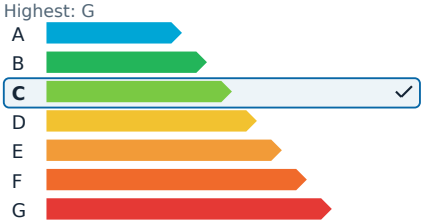
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This charming studio apartment is a hidden gem in the heart of Nice, perfect for students, young professionals, or investors seeking a practical and comfortable living space. With a compact area of 14 square meters, the studio is thoughtfully designed to maximize space, featuring a bright main room that serves as both a living area and bedroom, a well-equipped kitchenette, and a modern bathroom. Despite its modest size, the studio offers a high level of comfort and is situated in a secure building, ensuring peace and privacy for its residents.

The central location of this property provides easy access to shops, public transportation, and universities, making it an ideal choice for those who value convenience. While the apartment does not include a balcony, terrace, garage, or garden, its proximity to Nice's green spaces and beaches allows residents to enjoy nature just a short walk from their doorstep. This is a rare opportunity to own a functional pied-à-terre in one of the most sought-after cities on the French Riviera.

This property is part of a co-ownership consisting of 20 lots, with no ongoing legal proceedings as per Article L. 721-1 of the French Construction and Housing Code. The average monthly management cost is €50, amounting to €600 annually. Agency fees are covered by the seller. The energy efficiency rating is classified as D with an index of 150, and the climate rating is C with an index of 100.

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