1 room in Musicians Quarter

€320,000

Musicians Quarter · 1 room · 31 m² in size



Description

This exceptional studio apartment is located on the eighth and top floor of a prestigious, secure residence with a caretaker in the heart of Nice Victor Hugo. Covering 30.41 square meters, the space is versatile and can be transformed into a two-room apartment. The property features marble flooring and boasts both eastern and western exposures, ensuring plenty of natural light throughout the day. It includes an open-sky terrace of 9.6 square meters and a 4.75 square meter balcony, offering two unobstructed views over the rooftops. This rare find in Nice is an ideal pied-à-terre.

The property has an energy efficiency rating of class G, indicating excessive energy consumption. Estimated annual energy expenses for standard use range between €1,240 and €1,600, indexed to the year 2025, including subscriptions.

Key details

Surface area	**31 m²**
Rooms	**1**
Floor	**8th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**
Annual charges	**€3,996 /yr**

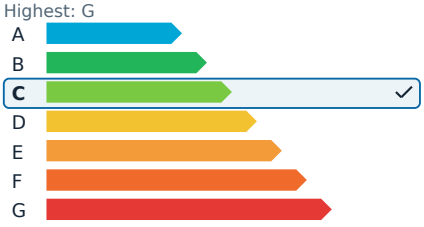
DPE (Energy) **G**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



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