1 room in Musicians Quarter

€259,000

Musicians Quarter · 1 room · 33 m² in size

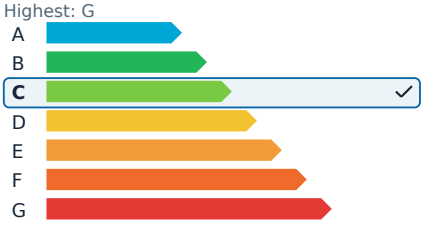


Key details

Surface area	**33 m²**
Rooms	**1**
Floor	**1st**
Lift	**Yes**
Annual charges	**€1,932 /yr**

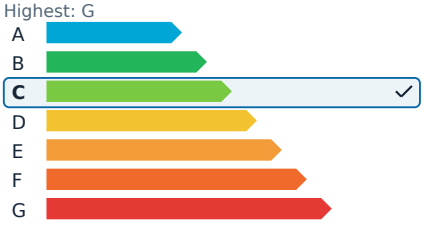
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This spacious 33 m² studio is situated on the first floor of a prestigious residence on Boulevard Victor Hugo, offering a desirable living environment in the center of Nice. The apartment is well-maintained and presents a unique opportunity for a rental investment or a quality pied-à-terre. The south-facing living room is bright throughout the day, thanks to a large bay window that opens onto a balcony. This outdoor space is perfect for setting up a table and chairs to enjoy the sunny weather. Inside, the studio features an independent kitchen and a renovated bathroom with a WC. There is also the possibility of creating a sleeping area to make the most of the available space.

The Splendid residence is known for its elegance and comfort, offering amenities such as a concierge service, several elevators, and well-maintained common areas. The monthly charges are €161, covering water, elevator access, collective air conditioning and heating, and maintenance of decorative green spaces. A cellar provides additional storage space, which is a valuable addition to the property.

The residence's location on Boulevard Victor Hugo, surrounded by prestigious buildings and private mansions, ensures an exceptional setting in the heart of Nice. It is conveniently located less than a three-minute walk from the Alsace-Lorraine tramway and just ten minutes from the sea or Avenue Jean-Médecin, making it a rare and valuable address with both appeal and heritage significance.

Monthly management cost: €161.

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