1 room in Musicians Quarter

€273,000

Musicians Quarter · 1 room · 31 m² in size



Key details

Surface area	**31 m²**
Rooms	**1**
Floor	**4th**
Lift	**Yes**
Annual charges	**€1,392 /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

This superb 31 m² studio apartment offers an exceptional living experience in the heart of Nice, on the sought-after rue Hérold. The location is central, providing easy access to shops, public transport, and the vibrant city center. This property is an excellent opportunity for a primary residence, a pied-à-terre, or a quality rental investment.

The apartment has been fully renovated and is sold furnished, ensuring a warm and inviting atmosphere from the moment you enter. The space has been cleverly designed to maximize comfort, functionality, and aesthetics. The living area is bright and welcoming, extending to a balcony that offers a delightful outdoor space in the city center. The comfortable and convivial lounge area blends seamlessly with the rest of the apartment.

A modern, well-equipped kitchen features practical arrangements with ample storage and a dining area, perfect for daily use. One of the standout features of this studio is the intelligently defined sleeping area, creating a true bedroom space while maintaining a sense of openness. This separation provides a rare comfort for a studio apartment, enhancing the overall elegance and functionality.

The contemporary bathroom is equipped with a spacious shower, a modern vanity unit, and meticulously finished details. The entire apartment exudes a modern, warm, and immediately appealing ambiance. A parking space is available for rent at 120€/year.

With its complete furnishings, air conditioning, integrated storage, and thoughtful decoration, this turnkey apartment requires no additional work or modifications, making it a rare find on the market.

Agency fees are the responsibility of the buyer, amounting to €13,000.

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