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) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This superb 31 m² studio offers a prime living experience on rue Hérold in Nice, a central and highly sought-after area known for its pleasant lifestyle. The location provides easy access to shops, public transport, daily amenities, and the vibrant city center, making it an ideal choice for a main residence, a pied-à-terre, or a quality rental investment.

The studio has been meticulously renovated and is offered fully furnished, ensuring immediate comfort and convenience. The interior welcomes you with its warm ambiance and thoughtfully optimized layout. The living area is bright and inviting, extending seamlessly onto a balcony, a valuable feature for enjoying outdoor space in the heart of the city. The comfortable living room integrates smoothly with the rest of the apartment, while the modern kitchen is well-equipped with practical storage and a dining area, perfect for daily use.

A standout feature of this studio is the cleverly defined sleeping area, which creates a true bedroom space without compromising the open feel of the apartment. This separation provides an uncommon level of comfort for a studio, enhancing its elegance and functionality. The contemporary bathroom is tastefully renovated, featuring a spacious shower, a modern vanity, and carefully finished details. The entire apartment exudes a current, welcoming atmosphere that is immediately appealing.

A parking space can be rented for 120 per year, adding to the convenience of this property. The studio is sold fully furnished, allowing for immediate occupancy or swift rental without the need for additional work or furnishings. With air conditioning, integrated storage, and meticulous decoration, this turnkey apartment is a rare find in the market, perfectly suited for a main residence, a pied-à-terre, or a rental investment.

Key features of this property include:
- 31 m² studio
- Sold furnished
- Prime location on rue Hérold, Nice

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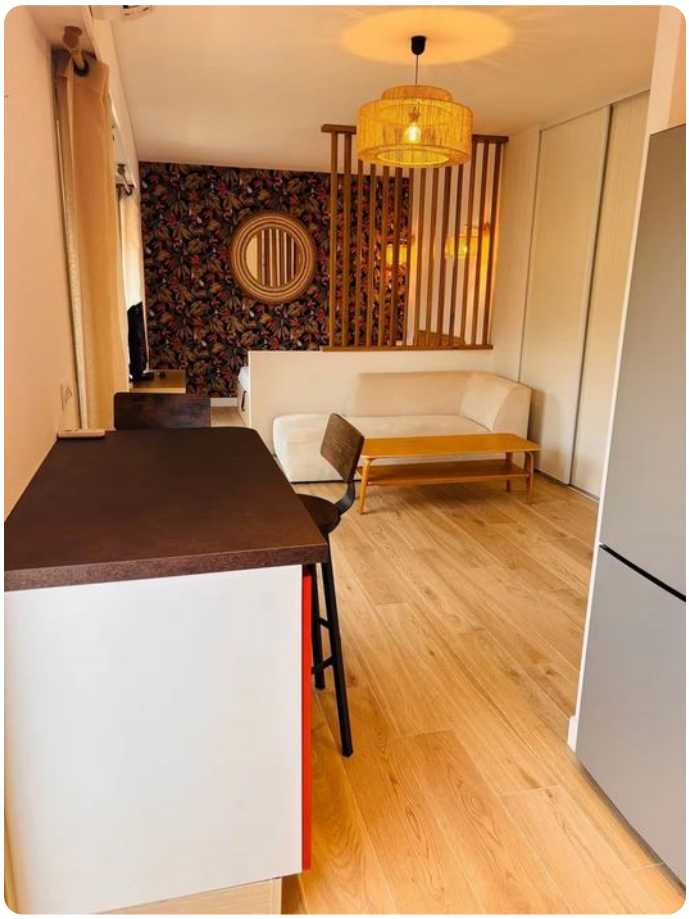

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