1 room in Musicians Quarter

€199,000

Musicians Quarter · 1 room · 34 m² in size

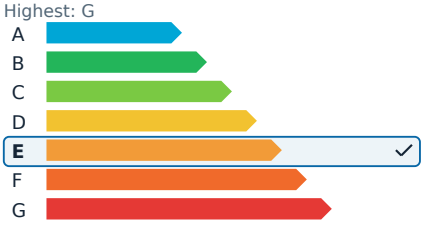


Key details

Surface area	**34 m²**
Rooms	**1**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**

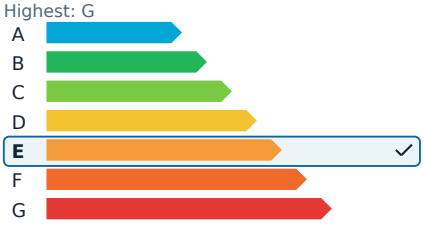
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

This top-floor studio apartment in a well-maintained building immediately captivates with its abundant natural light and practical layout. Its elevated position ensures sunlight throughout the day, creating a pleasant living environment with significant potential for enhancement post-renovation. The apartment features an inviting entrance leading to a bright living area with an open-plan kitchen, optimizing space for a welcoming atmosphere. A corridor with storage solutions leads to a spacious bathroom with a toilet, offering generous dimensions. A standout feature is the lovely terrace, perfect for outdoor relaxation, complemented by a cellar for convenient storage.

Though in need of complete renovation, this property presents a rare opportunity for project enthusiasts or investors looking to create a personalized space. It is suitable as a primary residence, a pied-à-terre, or a rental investment, with high potential for value appreciation after refurbishment.

Situated on rue Hérold in Nice, the studio enjoys a highly sought-after location in a lively yet pleasant neighborhood. It offers immediate access to shops, public transport, and everyday amenities, while maintaining a peaceful, calm, and friendly atmosphere. Just minutes from the beaches and the city center, the property allows you to fully enjoy the charm and appeal of life in Nice.

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