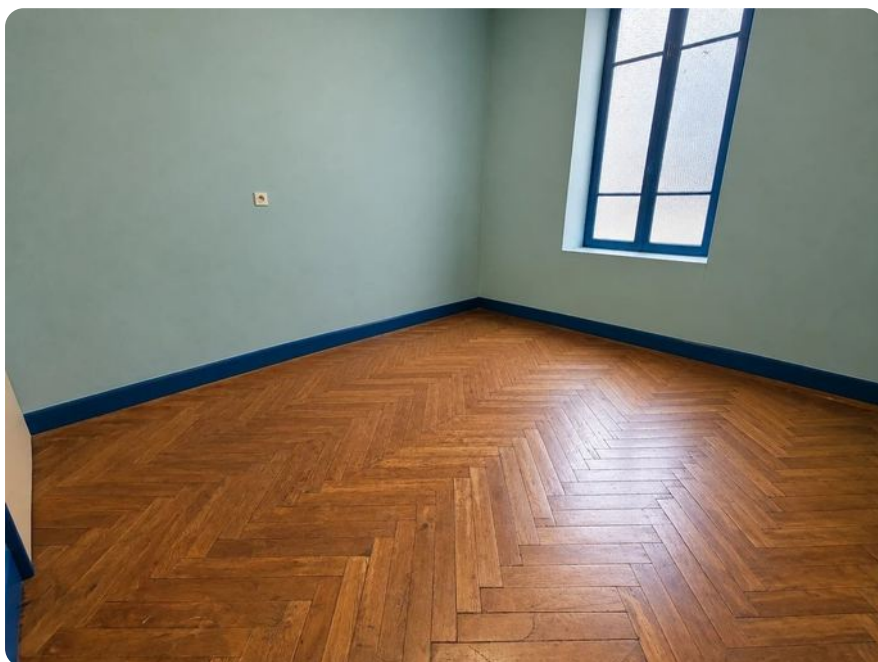


Two-bedroom apartment in Musicians Quarter €399,000

Musicians Quarter · 2 bedrooms · 76 m² in size



Description

In the heart of Nice's city center, within the Musiciens district, lies a well-maintained early 20th-century building. This elevated ground floor property spans 76 square meters and is currently configured as office space or a medical practice, originally a three-room apartment. The layout includes an entryway, five distinct rooms, a kitchenette with a water point and a shower, and a separate WC with a hand basin. The property features high ceilings and solid wood flooring. A large cellar is also included, and the property benefits from an east-west orientation. It is conveniently located near amenities, shops, and the tramway.

Monthly management costs are 200€, which cover collective heating and cold water. The energy efficiency rating is E. There are 10 lots in the co-ownership.

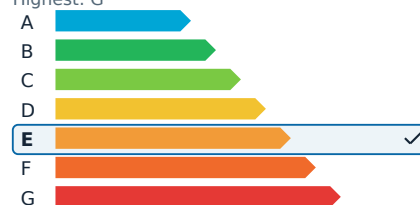
Key details

Surface area	76 m ²
Bedrooms	2
Floor	Ground
Lift	No
Outside space	No

DPE (Energy)

E

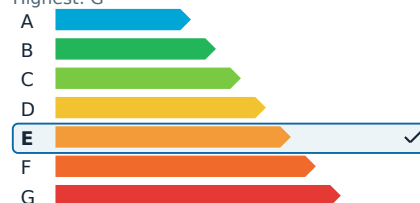
Lowest: A
Highest: G



GES (Emissions)

E

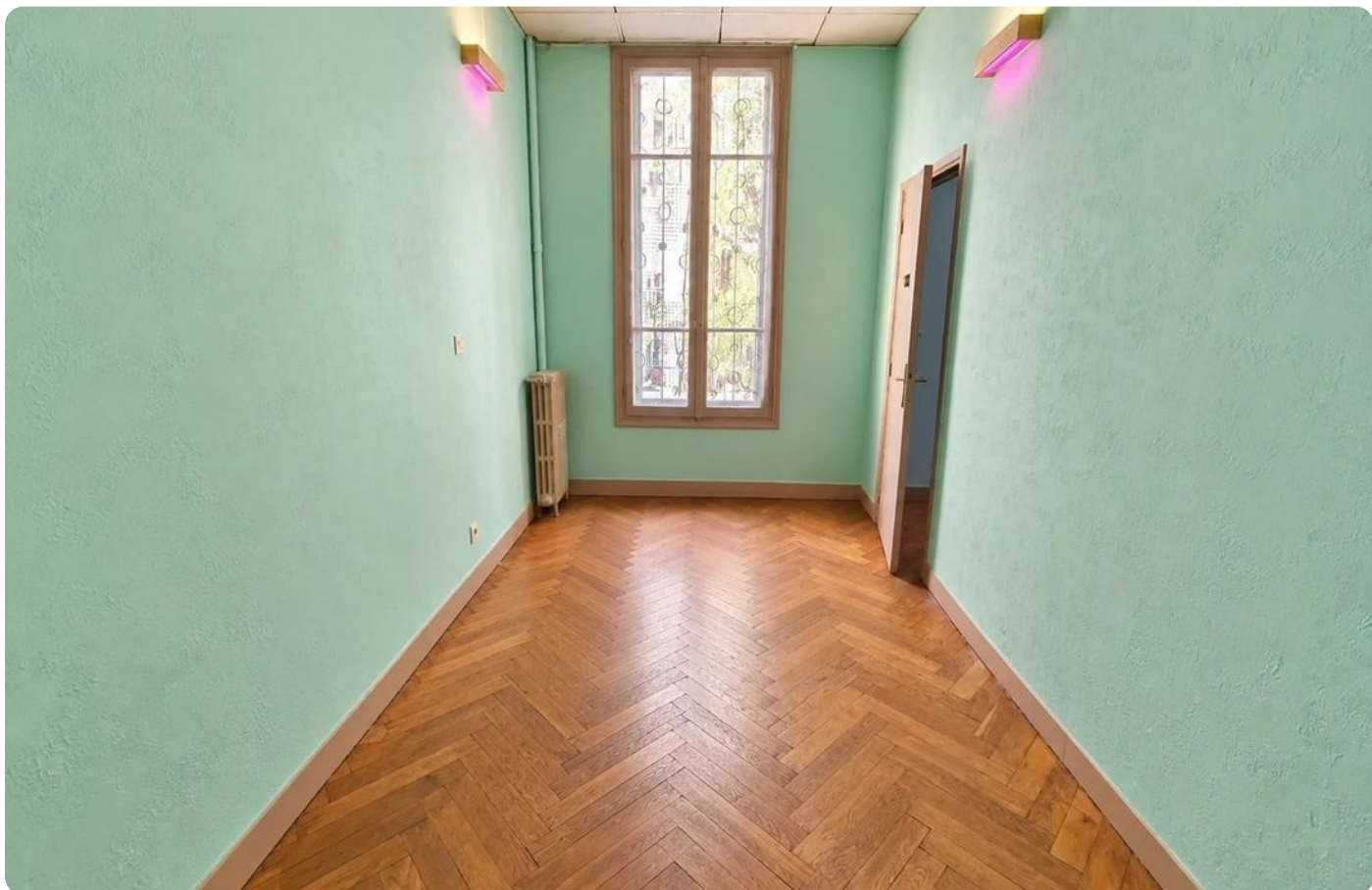
Lowest: A
Highest: G



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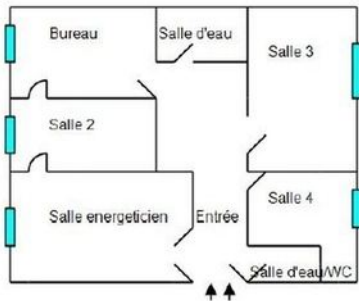
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€399,000

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Total : 76,13 m²
(Soixante-seize mètres carrés treize)

Surfaces par local			
Local	Etage	Surface Loi Carrez	Surface Hors Carrez
	RDC	10,520 m²	0,000
Chambre	RDC	12,000 m²	0,000
	RDC	10,100 m²	0,000
	RDC	12,910 m²	0,000
	RDC	3,150 m²	0,000
	RDC	13,670 m²	0,000
	RDC	10,650 m²	0,000
WC	RDC	3,130 m²	0,000
		76,130 m²	0,000

Dépendances	Etage	Surface Hors Carrez
Surface n°1	1er SS	7,100 m²
Total		7,100 m²

