Two-bedroom apartment in Musicians Quarter

€849,000

Musicians Quarter · 2 bedrooms · 68 m² in size

Key details

Surface area	**68 m²**
Bedrooms	**2**
Floor	**6th**
Lift	**Yes**
Outside space	**Terrace**

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

In the heart of Nice's sought-after Carré d'Or district, this beautifully renovated three-room apartment offers a prime location on Rue Rossini. Just a stone's throw from Boulevard Victor Hugo and the Promenade des Anglais, the area is rich in amenities, including convenient transport links, schools, shops, and restaurants.

Set within a 1960s building on the sixth floor, this 68 m² apartment is accessible via an elevator and boasts a desirable north-south orientation. Upon entering, you'll find a spacious living area with a fully equipped open kitchen that leads to a generous 22 m² terrace. This outdoor space features a summer kitchen, providing an ideal setting for alfresco dining and relaxation.

The apartment's sleeping quarters include two bedrooms, one of which has direct access to the terrace, and each comes with its own en-suite shower room. Additional features include a separate toilet and a storage area that can serve as a laundry room. The property is bathed in natural light and has been refurbished using quality materials.

A cellar is also included, adding to the property's practicality.

This apartment is part of a co-ownership of 40 lots. The annual charges amount to 2,048 euros. There are no ongoing legal proceedings related to the property. The energy efficiency rating indicates a consumption of 189 kWhep/m² per year, with greenhouse gas emissions at 31 kgeqCO2/m² per year. Estimated annual energy expenses range between 1,440 and 2,020 euros. Agency fees are fully covered by the seller.

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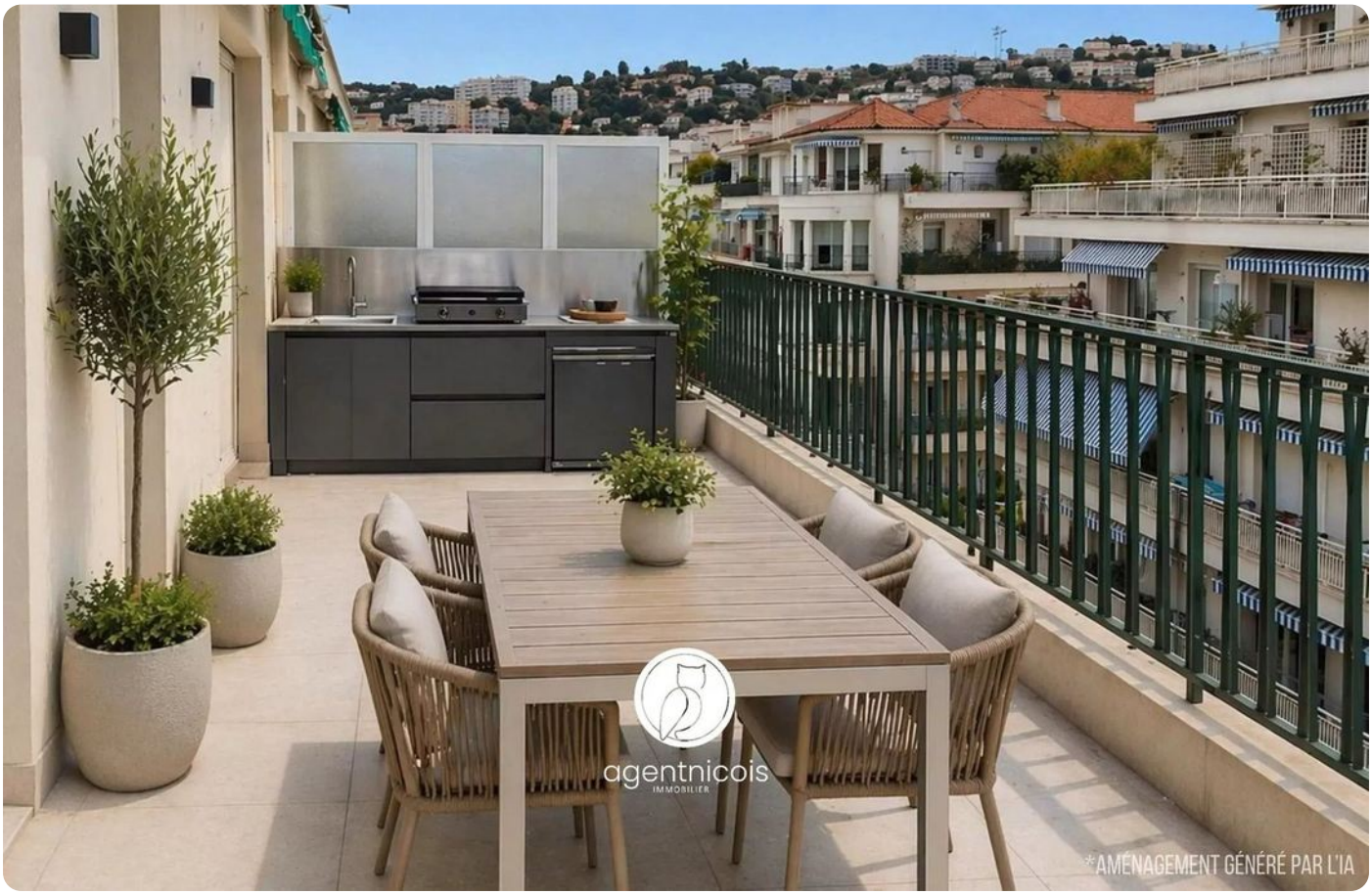
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