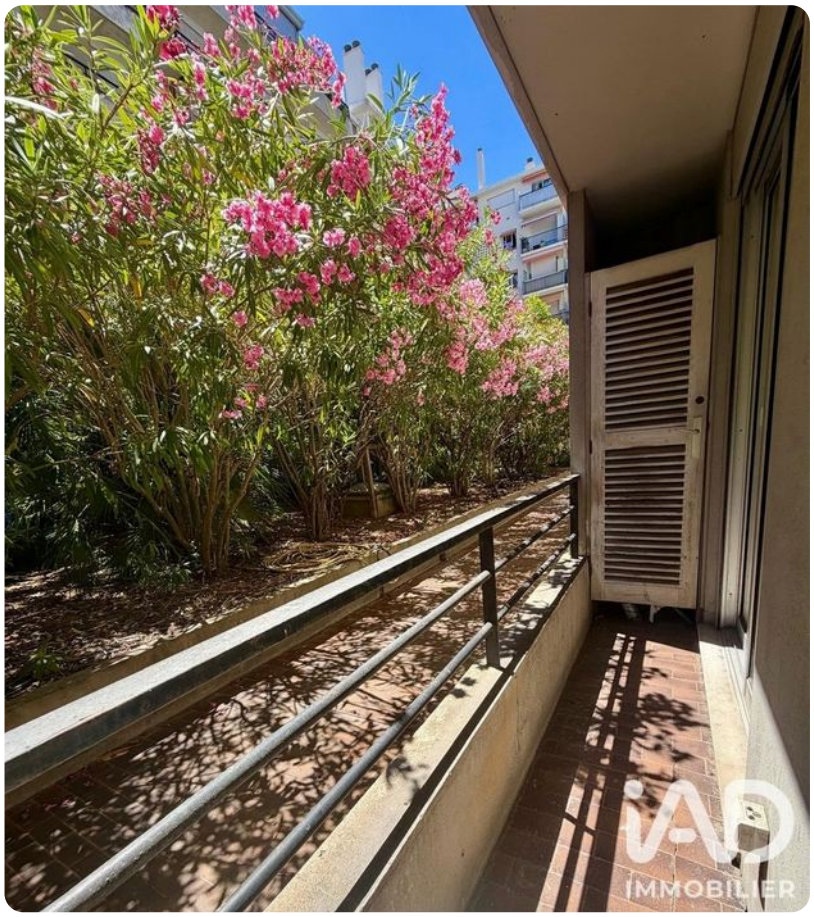
Two-bedroom apartment in Musicians Quarter

€395,000

Musicians Quarter · 2 bedrooms · 73 m² in size

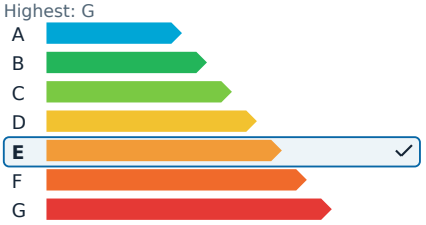


Key details

Surface area	**73 m²**
Bedrooms	**2**
Floor	**1st**
Lift	**Yes**
Outside space	**Balcony**
Monthly charges	**€260 /mo**

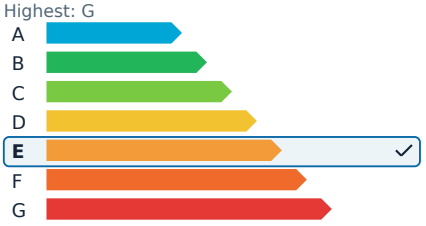
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

This spacious 3-room apartment, measuring 73 square meters, is located in one of the most sought-after areas in the heart of Nice, on Rue Paul Déroulède. The property is conveniently close to shops, public transport, schools, and various amenities, ensuring ease of access to all your daily needs. Situated on the first floor of a secure, gated condominium, the apartment offers both comfort and peace of mind.

Upon entering, you are greeted by generous spaces and a functional layout. The apartment features an entrance hall, a living room, two bedrooms—one of which opens onto a tranquil balcony—a separate kitchen with balcony access, a dressing room, a bathroom, and a separate toilet. The building is equipped with an elevator, adding to the convenience of living here.

The property is ideal for use as a primary residence, a secondary home, or as a valuable investment in a prime location in Nice.

The apartment is part of a co-ownership comprising 76 lots. The monthly management cost is 260.33€, and the agency fees are covered by the seller. There are no ongoing legal proceedings related to the property.

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