2 rooms in Musicians Quarter

€273,000

Musicians Quarter · 2 rooms · 42 m² in size

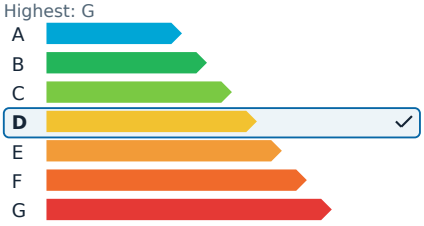


Key details

Surface area	**42 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**

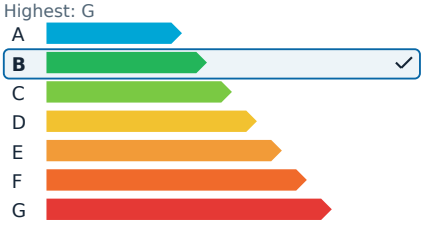
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

Discover a charming 2-room apartment set in the heart of Nice's highly desirable Musicians Quarter. This top-floor residence is part of a beautiful Palais bourgeois dating back to 1900, offering a serene living environment with a lush, green entrance. Conveniently located just 800 meters from the iconic Promenade des Anglais and a mere 200 meters from the Alsace Lorraine tram stop, this property offers both tranquility and accessibility.

The apartment features a spacious bedroom with fitted cupboards, providing ample storage. The open-plan American kitchen seamlessly connects to an air-conditioned living and dining area, creating a welcoming space for relaxation and entertainment. The renovated shower room is elegantly designed with natural stone and includes a modern cumulus water heater. This property is perfect for a first-time buyer, a pied-à-terre, or as a rental investment, given its prime location and proximity to all essential amenities.

In a co-ownership of 69 lots, this property has an energy efficiency rating of D and a climate class of B. The estimated annual energy expenditure for standard use ranges from €841 to €1137, including subscriptions. The seller is responsible for the agency fees. There is an ongoing legal procedure against a co-owner concerning a non-compliant hedge.

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