2 rooms in Musicians Quarter

€263,000

Musicians Quarter · 2 rooms · 40 m² in size

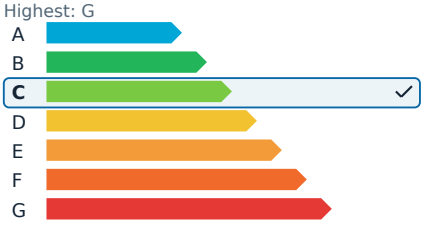


Key details

Surface area	**40 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Terrace	**Yes**

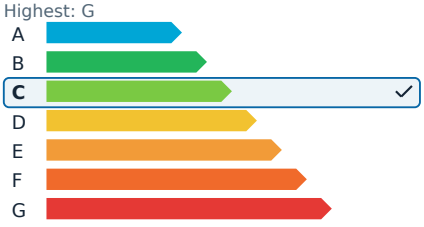
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

Discover a charming two-room apartment with a generous 40 m² of living space and a stunning 25 m² terrace, offering absolute tranquility in the highly sought-after Musicians' Quarter. This residence is perfectly positioned near shops, public transport, the train station, and just a few minutes from the famous Promenade des Anglais. Situated on the first floor of a well-maintained 1960s-70s building with an elevator, the apartment is designed for optimal use of space. It features a pleasant living area with an open kitchen, a comfortable bedroom, a bathroom, and separate toilet facilities.

The highlight of this property is undoubtedly its exceptional terrace, which overlooks a peaceful inner courtyard, providing a rare outdoor retreat in this bustling area. The apartment is in good general condition, making it suitable as a primary residence, a pied-à-terre, or a valuable investment in one of Nice's most desirable neighborhoods.

Additional features of this property include its prime location in the Musicians' Quarter, a well-proportioned living space, and proximity to all essential amenities.

The monthly management cost for the property is approximately €170. The energy efficiency rating is C. The agency fees are included in the price.

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