2 rooms in Musicians Quarter

€275,000

Musicians Quarter · 2 rooms · 52 m² in size



Key details

Surface area	**52 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Balcony	**Yes**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

Discover a delightful two-room apartment in the heart of Nice, offering a generous 51 square meters of living space. This cross-ventilated home is perfectly positioned to enjoy the vibrant city life, with all amenities within walking distance. The apartment features two balconies, providing pleasant outdoor spaces at each end of the residence. Its practical layout includes an entrance with storage and separate WC. To the left, a fully equipped independent kitchen opens onto the first balcony, accompanied by a spacious bedroom with built-in wardrobes and a bathroom. On the right, a bright 18-square-meter living room leads to the second balcony, creating a welcoming and enjoyable living area.

The location is a significant advantage, with tramway, bus services, shops, schools, markets, and restaurants all in close proximity. Cultural hotspots such as museums and theaters are also easily accessible, allowing residents to fully enjoy the lively atmosphere and services of the city center. Situated in a well-maintained building, the apartment benefits from collective charges that include central heating, ensuring daily comfort. The property is sold free, making it suitable for both a primary residence and a rental investment. The condominium rules also permit the practice of liberal professions, offering additional possibilities for buyers wishing to combine living and professional activities.

The property is part of a co-ownership of 8 lots. Monthly management costs are 248 euros. The energy efficiency rating is C, with estimated annual energy expenses ranging from 435 to 589 euros. The agency fees are fully covered by the seller. There are no ongoing legal proceedings concerning the property.

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