2 rooms in Musicians Quarter

€349,000

Musicians Quarter · 2 rooms · 58 m² in size

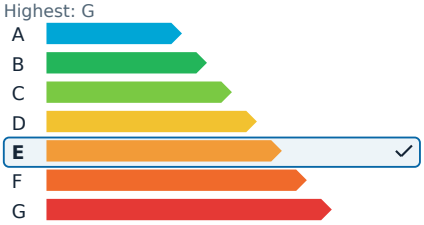


Key details

Surface area	**58 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€1,680 /yr**

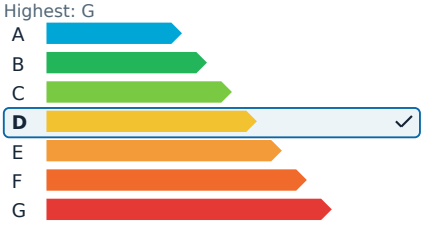
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

Discover an exquisitely renovated apartment in the vibrant Thiers/Musiciens district of Nice, offering a serene retreat amidst the lively city. This beautifully designed two-room apartment, spanning 58.3 square meters, perfectly blends the charm of its historical elements with modern comforts. Located on the elevated first floor, it overlooks lush interior courtyards, providing a peaceful oasis.

The apartment features a smartly arranged entrance with ample storage, leading to a bright living area with a modern, fully equipped kitchen. A custom-made glass partition elegantly separates the kitchen from the living room. The spacious master bedroom, measuring 17 square meters, is complemented by a contemporary bathroom with a large walk-in shower and separate suspended toilet. The apartment retains its original wooden window frames and traditional Nice shutters,

while terrazzo flooring adds to its classic appeal.

Designed for optimal comfort, the apartment boasts high ceilings and large French doors that open onto two terraces, enhancing the sense of space and light. These terraces, one shared with the kitchen and the other with the bedroom, facilitate a seamless indoor-outdoor flow.

Situated in the heart of Nice's hyper-center, the location offers unparalleled convenience. Just a two-minute walk from Nice-Ville TGV station, residents enjoy easy access to shops, restaurants, and public transportation. The nearby Metropolitan Sport Club & Spa and the ICONIC complex provide additional lifestyle amenities, all within a tranquil setting.

The apartment is housed in a prestigious Niçois Palais, a well-maintained and secure residence dating from 1949 to 1954, featuring a caretaker, entry code system, and elevator. This property is a rare find, combining an exceptional address, high-quality renovation, and absolute tranquility.

Key features include a complete renovation, premium location, and a cellar. The property has a collective fuel heating system with integrated reversible air conditioning. It is part of a secure condominium with 50 lots. The

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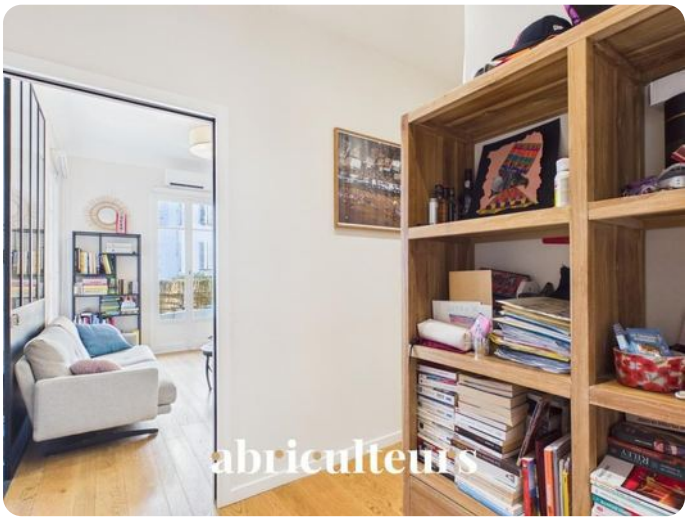
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