2 rooms in Musicians Quarter

€265,000

Musicians Quarter · 2 rooms · 33 m² in size



Key details

Surface area	**33 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€1,764 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

Discover the charm of this delightful two-room apartment, perfectly positioned on the fifth floor with elevator access in the heart of Nice's Musiciens district. This bright and peaceful residence offers a spacious open-air terrace, ideal for outdoor living and entertaining, where you can enjoy meals, sunbathe, or host gatherings for more than ten guests comfortably.

Originally a large studio, this cleverly redesigned space now features two distinct areas: a living and dining area, and a separate sleeping nook. While the sleeping area is under 9 m², it comfortably accommodates a 140 cm or even a 160 cm bed, maintaining a clear division from the living space. The smart use of a glass partition allows air circulation and extends the reach of the air conditioning into the sleeping area.

The apartment has been recently renovated to enhance everyday comfort. The modern kitchen is well-equipped, and the stylish bathroom has been fully updated, both offering ample storage solutions. Additionally, the property includes a convenient storage room on the first floor, perfect for seasonal items or anything you prefer to keep out of sight.

Living in the Musiciens district means enjoying one of Nice's most sought-after residential areas. Its central location offers easy access to the sea, the SNCF train station, Jean Médecin Avenue with its shops and restaurants, and the tramway, all within walking distance.

Energy efficiency rating: D
Co-ownership of 29 main lots
Monthly management cost: €147, all inclusive
Property tax: €1044
No ongoing legal proceedings

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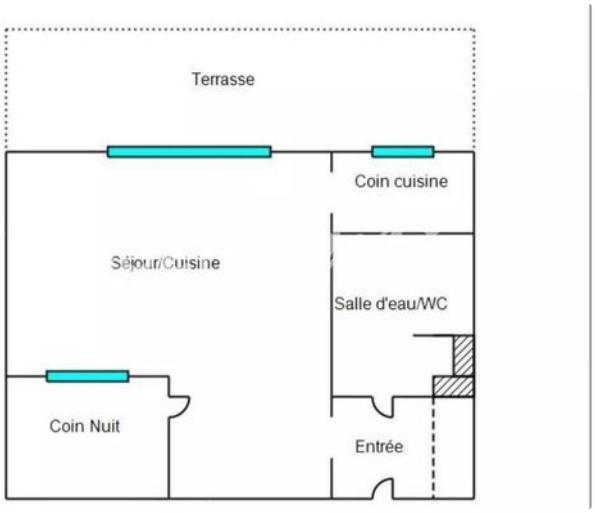
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