2 rooms in Musicians Quarter

€315,000

Musicians Quarter · 2 rooms · 41 m² in size



Key details

Surface area	**41 m²**
Rooms	**2**
Floor	**6th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**

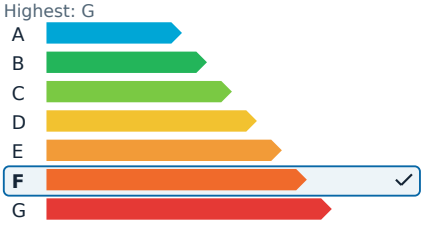
DPE (Energy) **F**

Lowest: A
Highest: G



GES (Emissions) **F**

Lowest: A
Highest: G



Description

Discover this exclusive two-room apartment located at 32 Rue Verdi in Nice, offering a comfortable living space of 41 square meters on the top floor with elevator access. The property features a spacious 7-square-meter terrace and an additional balcony, perfect for enjoying the fresh air and views.

The apartment includes an entrance with built-in closets, a living room with access to the balcony, and a separate kitchen with the potential for an open-plan design. The bedroom, also equipped with closets, opens onto the terrace. A bathroom with a toilet completes the layout. The apartment is in good condition, featuring air conditioning in the living room and double-glazed windows. It faces east, ensuring plenty of natural light.

Monthly management cost is €175, covering water, heating, and elevator expenses. The property tax is €865. There are 57 lots in the co-ownership. The energy efficiency rating is F, with potential improvements to reach a C rating after renovations.

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