2 rooms in Musicians Quarter

€349,000

Musicians Quarter · 2 rooms · 58 m² in size

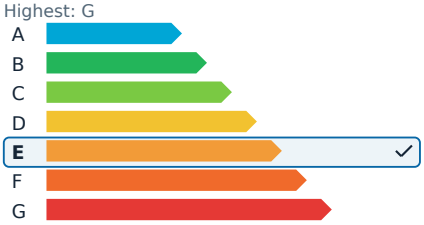


Key details

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

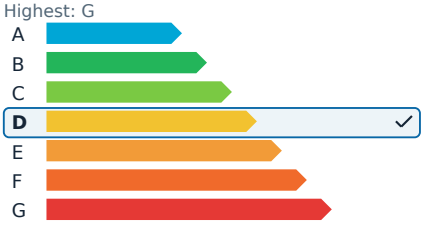
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

Experience the vibrant energy of Nice just outside your serene retreat. This beautifully reimagined apartment offers a harmonious blend of preserved historical charm and modern comfort. The two-room apartment spans 58.3 square meters and is located on an elevated first floor, overlooking lush interior courtyards that provide a tranquil escape. Upon entering, you're greeted by a thoughtfully designed space with a tall, deep closet, leading to a bright living area. The modern, fully furnished kitchen is elegantly separated from the living room by a custom-made glass partition. The sleeping area is cleverly isolated with a large dressing area, featuring a spacious 17 m² master bedroom, a contemporary bathroom with a large walk-in shower and window, and separate suspended toilets. The apartment combines modern comforts like air conditioning and high-end renovations with the charm of original wooden joinery, traditional Niçoise shutters, and terrazzo flooring.

The apartment's layout is so well-optimized that it feels more spacious, enhanced by a generous ceiling height. Large French windows allow for exceptional natural light, with multiple exposures and two terraces that naturally extend the living spaces. The living room opens onto both terraces, one shared with the kitchen and the other with the bedroom, facilitating a smooth and pleasant flow between indoor and outdoor areas.

Situated in the heart of Nice's Hyper-centre, this location offers premium convenience. Just a two-minute walk from the Nice-Ville TGV station, you have immediate access to shops, restaurants, and public transport. Enjoy the Metropolitan Sport Club & Spa within the new ICONIC complex at the residence's doorstep, allowing you to savor city life while residing in rare tranquility for this area.

Imagine waking up gently in your spacious bedroom, preparing breakfast in a sunlit modern kitchen, and enjoying it on your terrace, away from the city's hustle and bustle, with the feeling of being in your own world, even while the heart of Nice pulses just down the street.

This exceptional apartment is housed within a prestigious Niçoise Palais, a distinguished residence built between

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