2 rooms in Musicians Quarter

€399,000

Musicians Quarter · 2 rooms · 59 m² in size

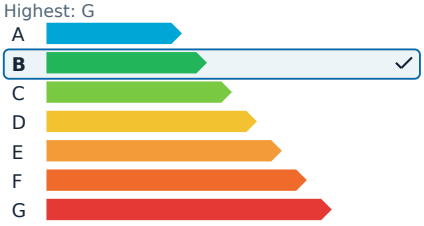


Key details

Surface area	**59 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**

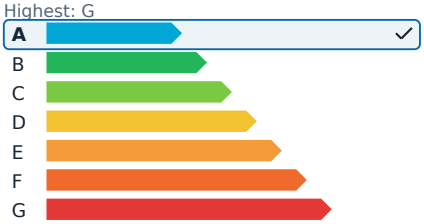
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice's highly sought-after Musicians' Quarter, this beautifully renovated two-room apartment offers a harmonious blend of classic charm and modern comfort. Just an 8 to 10-minute walk from the beach, the apartment features high ceilings, intricate moldings, original parquet flooring, restored terrazzo floors, and two original fireplaces. The open-plan kitchen is fully equipped with high-end appliances and neutral-toned cabinetry, seamlessly connecting to a light-filled living room with a fireplace. The main bathroom impresses with a walk-in shower, original stone wall, and includes a toilet, bidet, and an additional separate WC with a hand basin. A discreet laundry area with a washer and dryer is cleverly hidden within an independent closet.

The apartment's excellent energy efficiency is ensured by recent renovations, including new double-glazed windows, air conditioning, and a modern water heater, resulting in low energy costs. Its east-west orientation allows for abundant natural light and pleasant air circulation throughout the day. Three French doors open onto charming small balconies, ideal for enjoying a morning coffee or a good book. The views of beautiful historic buildings, protected by urban planning regulations, ensure a lasting sense of space and light.

Everyday conveniences are right at the doorstep, including a supermarket, bus stop, and easy parking nearby, with the tram and a park just a five-minute walk away. The building itself is quiet and well-maintained by its co-owners, retaining the Belle Époque charm with a vintage elevator, terrazzo common areas, and immaculate facades. Recent updates include a modernized intercom system and mailboxes. The apartment comes with a large, easily accessible cellar, perfect for storing wine, bicycles, sports equipment, or other items.

Spanning 60 square meters, this property presents a rare opportunity to own a pied-à-terre or a primary residence that combines location, character, and comfort in the heart of Nice. Short-term furnished rentals, such as Airbnb, are permitted in the building.

The apartment boasts an excellent energy efficiency rating due to recent renovations.

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