2 rooms in Musicians Quarter

€242,000

Musicians Quarter · 2 rooms · 27 m² in size

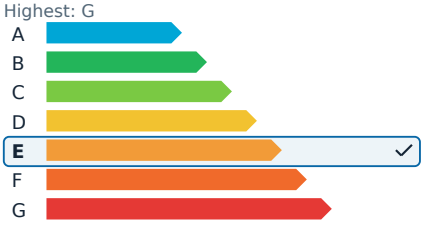


Key details

Surface area	**27 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**

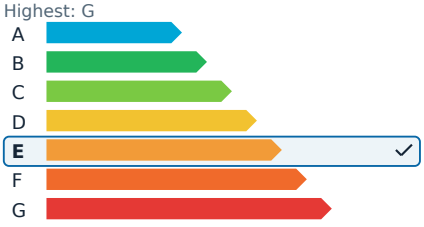
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

In the heart of Nice's sought-after Musiciens district, this apartment offers a prime city-center location on rue Hérold. It is conveniently close to shops, restaurants, supermarkets, and public transportation options, including buses, trams, and the train station.

Perched on the 5th floor of a well-maintained six-story building, this T1 bis apartment spans 26 square meters under the Loi Carrez. It provides a pleasant, bright, and peaceful living environment. The layout includes an entrance with storage, a living area with an equipped kitchen, a sleeping nook with additional storage, and a bathroom. A spacious 7-square-meter balcony overlooks the courtyard, ensuring a tranquil setting.

Facing west, the apartment enjoys ample natural light throughout the day. Features include a renovated interior, reversible air conditioning, double glazing, a fully equipped kitchen, ample storage, and a basement cellar.

The co-ownership is clean and well-maintained, with monthly charges of approximately 60 euros. This property is an ideal choice for a first-time buyer, a pied-à-terre, or a rental investment, situated in one of Nice's most desirable central neighborhoods, close to the sea and excellent transport links.

The monthly management cost is approximately 60 euros.

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