2 rooms in Musicians Quarter

€299,900

Musicians Quarter · 2 rooms · 40 m² in size

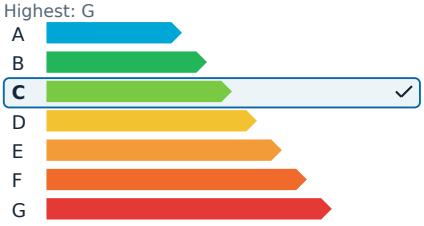


Key details

Surface area	**40 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Terrace	**Yes**

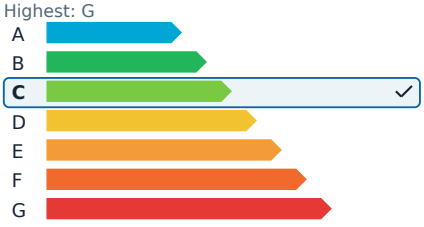
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the heart of the highly sought-after Musicians' Quarter, this charming two-room apartment offers an ideal living space in one of Nice's most desirable areas. With a size of approximately 40 square meters, it is situated on the first floor of a well-maintained 1960s-1970s residence, complete with an elevator. The apartment is cleverly designed with no wasted space, featuring a pleasant living area with an open kitchen, a comfortable bedroom, a bathroom, and a separate WC.

The standout feature of this property is its magnificent terrace of about 25 square meters, which overlooks a quiet inner courtyard. This outdoor space provides a rare opportunity to enjoy a serene environment, effectively serving as an additional living area. The apartment is in good overall condition, making it suitable as a primary residence, a pied-à-terre, or a valuable investment in a prestigious neighborhood.

The Musicians' Quarter is renowned for its proximity to shops, public transport, and the train station, with the famous Promenade des Anglais just a few minutes away. This location ensures convenient access to all essential amenities while maintaining a tranquil living environment.

Additional Information:
- Monthly management cost: approximately 170 EUR
- Energy efficiency rating: DPE C, GES C
- Agency fees are included in the price.

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