2 rooms in Musicians Quarter

€350,000

Musicians Quarter · 2 rooms · 60 m² in size



Key details

Surface area	**60 m²**
Rooms	**2**
Floor	**3rd**
Balcony	**Yes**
Annual charges	**€1,884 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

In the heart of the highly sought-after Musiciens district, on Rue Rossini, this charming 2/3-room apartment offers 60 square meters of living space on the third floor of an elegant building. The apartment features a pleasant layout with an entrance hall, a spacious double living room opening onto a balcony, a bedroom with balcony access, an independent equipped kitchen also leading to the balcony, a shower room, and a separate toilet. The charm of the old is perfectly preserved with its herringbone parquet flooring. This corner apartment, facing northeast, enjoys beautiful natural light and a typical urban environment of downtown Nice. It is equipped with air conditioning and has built-in storage. The location is ideal, with immediate proximity to shops, the tramway, buses, the SNCF train station, the city center, and the beaches. It is perfect as a primary residence, a pied-à-terre, or a heritage investment. The property is in good general condition, with some refreshing needed, allowing for personalization and full realization of its potential.

Monthly management cost: 157 €.

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