2 rooms in Musicians Quarter

€365,000

Musicians Quarter · 2 rooms · 46 m² in size

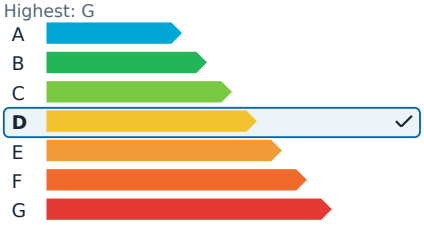


Key details

Surface area	**46 m²**
Rooms	**2**
Floor	**3rd**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€1,760 /yr**

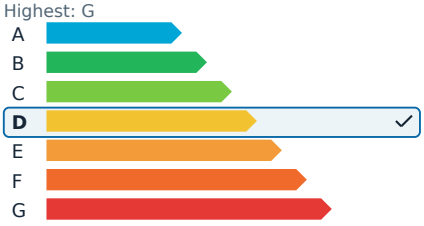
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the heart of the highly sought-after Musiciens district of Nice, this charming 46 m² two-room apartment awaits your personal touch. Nestled on the third floor of a characterful 1930s building, the apartment is a blank canvas ready for renovation. It retains its authentic charm, including a beautiful parquet floor, offering an excellent opportunity to design your ideal living space.

The apartment features a bright living room with a south-facing balcony, a peaceful bedroom, and open living spaces that suggest a seamless flow into a potential dining area. The entrance provides easy access to all areas, and the living room is equipped with air conditioning for everyday comfort. A basement cellar adds to the property's practicality.

The Musiciens district is known for its convenience, with the tramway just a few steps away and the vibrant city center a mere 15-minute walk. The famous Promenade des Anglais is also within walking distance, making a car unnecessary. This location is perfect for embracing the Niçois lifestyle to its fullest.

This property is part of a co-ownership of 40 lots, with no ongoing legal proceedings. The average monthly management cost is €146.67. Agency fees are covered by the seller.

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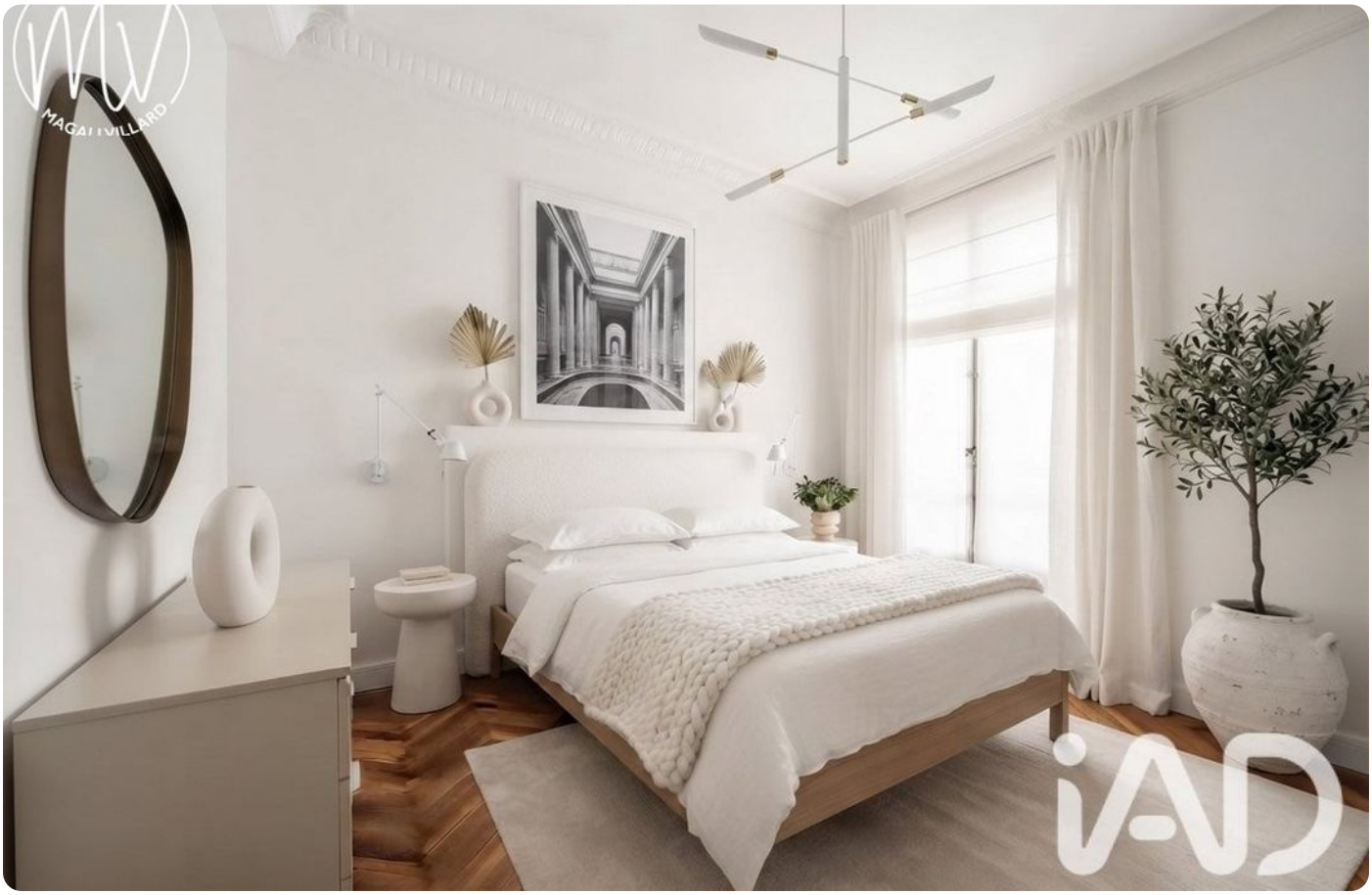

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