2 rooms in Musicians Quarter

€295,000

Musicians Quarter · 2 rooms · 42 m² in size



Key details

Surface area	**42 m²**
Rooms	**2**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,140 /yr**

DPE (Energy) **D**

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 Musicians' Quarter, tucked away on a particularly quiet street yet just steps from the bustling city center of Nice, lies a charming two-room apartment on the second floor of the Le California residence.

One of its standout features is a delightful terrace of over 8 square meters, facing east, providing a pleasant outdoor living space right in the city center. The apartment's layout is cleverly optimized, allowing full use of each area without wasted space. The living room, nearly 24 square meters, features a contemporary open kitchen, creating a convivial and functional living area. Wooden parquet flooring, clean lines, and decorative elements add warmth and character throughout.

The kitchen is thoughtfully designed and equipped, seamlessly integrating into the living space with its light-colored fronts, dark countertops, and ample storage. The independent bedroom offers a comfortable sleeping area, distinct from the living room, with warm tones that create a cozy atmosphere.

Additionally, the apartment includes a shower room with a laundry area and separate toilets. A refresh of the shower room could be considered to harmonize its finishes with the rest of the apartment.

The terrace, with its depth and area of 8.21 square meters, serves as a particularly enjoyable extension of the apartment. Its eastern exposure allows for morning sun, making it perfect for an outdoor dining area, a few chairs, or a relaxation nook to enjoy coffee or meals outside.

The Musicians' Quarter is known for its charming architecture, residential atmosphere, and central location, offering easy access to shops, restaurants, transport, and the main thoroughfares of the city center. Rue Hérold, with limited car traffic, provides a peaceful setting while maintaining proximity to the vibrant life of Nice.

This apartment combines the charm of a well-maintained interior, functional distribution, and the pleasure of a true terrace, making it ideal for a primary residence, a Nice pied-à-terre, or a property investment.

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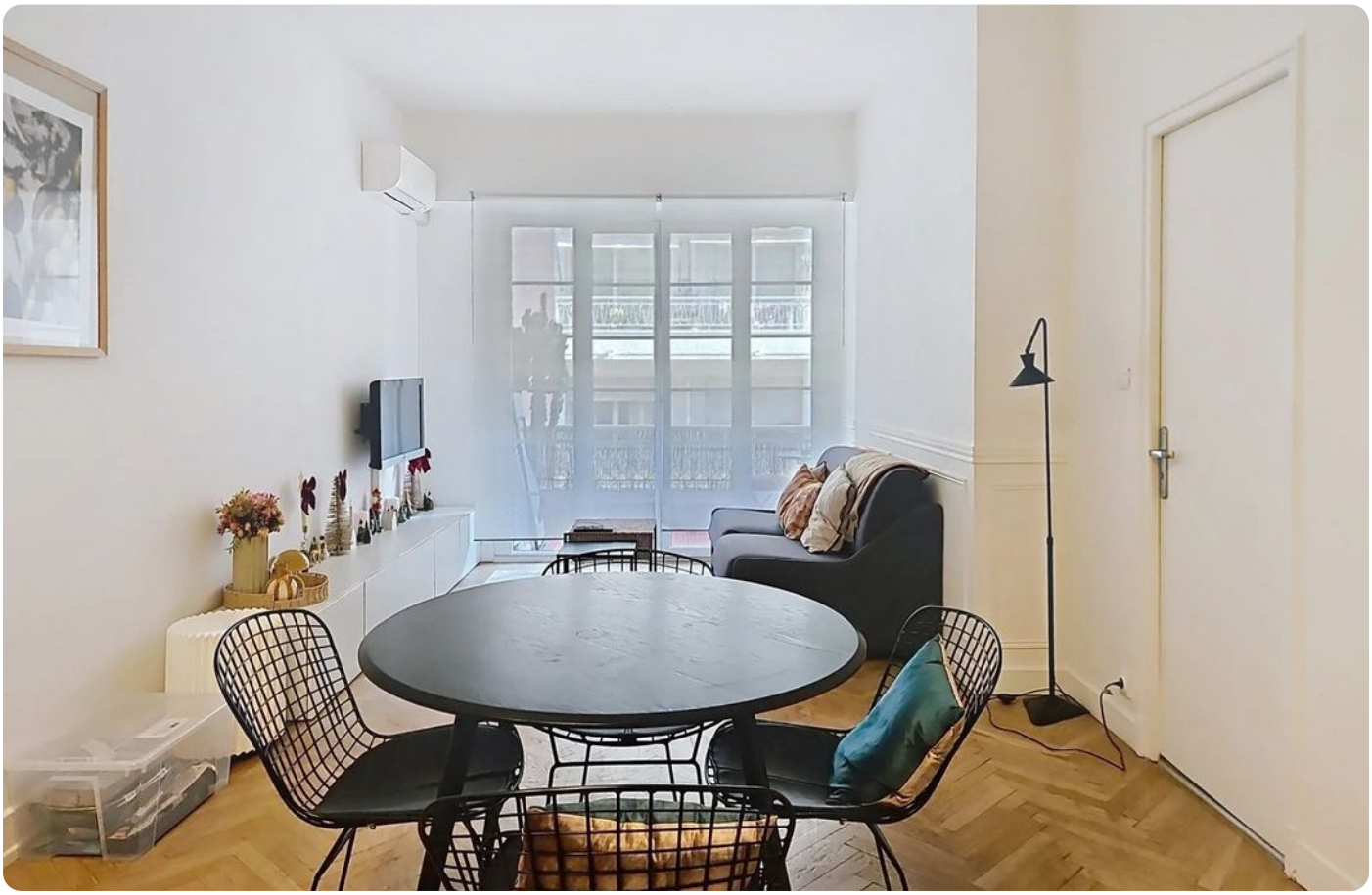

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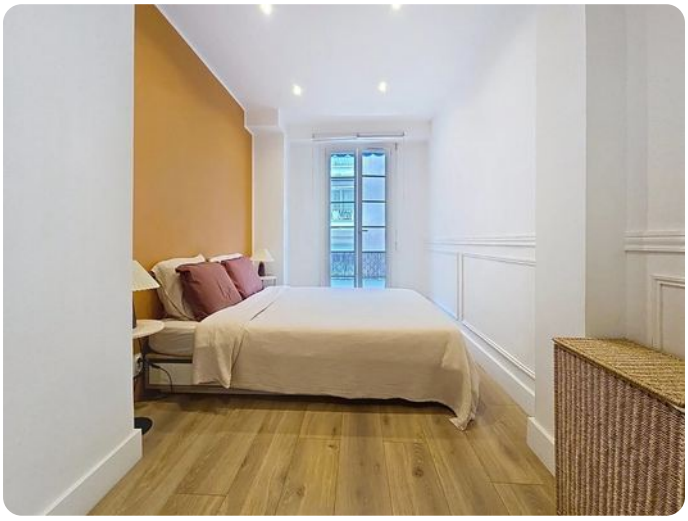



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