2 rooms in Musicians Quarter

€219,000

Musicians Quarter · 2 rooms · 28 m² in size



Key details

Surface area	**28 m²**
Rooms	**2**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€2,000 /yr**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

Description

In the heart of the Musicians' Quarter and just steps from the Carré d'Or, this charming two-room apartment offers a cozy living space of 28 square meters. It is situated on the ground floor of an elegant bourgeois building in the center of Nice. The apartment features an entryway leading to a dining area and a fully equipped kitchen. The pleasant living room opens onto a beautiful shaded terrace of 12 square meters, overlooking the courtyard. The sleeping area, measuring 7.22 square meters, serves as the bedroom, and there is a bathroom with a shower and toilet. Heating, cold water, and hot water are provided collectively by gas.

The property is currently rented out for seasonal accommodation.

Agency fees are borne by the seller. The apartment is part of a co-ownership consisting of 56 lots. The average annual share of the forecasted budget is 2,000 euros. There are no ongoing legal proceedings. The energy efficiency rating is E, and the climate rating is also E. The estimated annual energy costs for standard usage range between 698 euros and 944 euros for the years 2021, 2022, and 2023, including subscriptions.

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