2 rooms in Musicians Quarter

€169,000

Musicians Quarter · 2 rooms · 18 m² in size

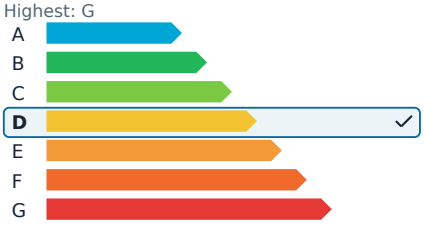


Key details

Surface area	**18 m²**
Rooms	**2**
Annual charges	**€1,044 /yr**

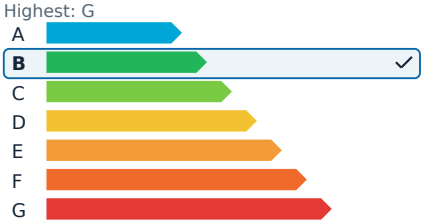
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of the Musicians' Quarter on Rue Gounod, this property is just a five-minute walk from the Promenade des Anglais, the sea, and the tram line 2, which offers direct access from the port to the airport. This charming and unique two-room apartment is located in a traditional Niçois building without an elevator, positioned on the fourth and top floor, ensuring tranquility.

The apartment has been fully and luxuriously renovated in a contemporary style with light tones, featuring high-end finishes such as solid wood flooring and integrated ducted reversible air conditioning in the false ceilings. Custom-made furniture is thoughtfully designed to maximize every inch of space. The layout includes a living room with a stylish open-plan kitchen that is fully equipped and fitted, a bedroom with bespoke closets, and an elegant Italian shower room with toilets and storage.

This property is ideal for a high-quality second home or as a top-choice seasonal rental investment. A presentation file with video and seasonal rental estimate is available upon request.

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