2 rooms in Musicians Quarter

€274,000

Musicians Quarter · 2 rooms · 43 m² in size

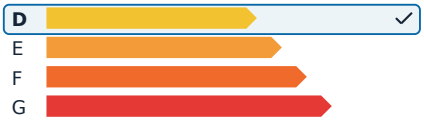


Key details

Surface area	**43 m²**
Rooms	**2**
Lift	**Yes**

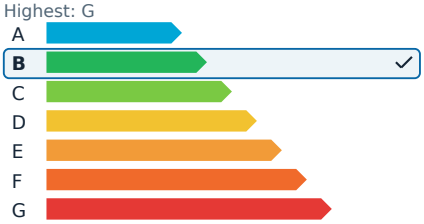
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of the sought-after Musicians' Quarter, just steps from Boulevard Victor Hugo on rue Gounod, this apartment offers a prime location within a stunning bourgeois building while ensuring absolute tranquility. This ground-floor, courtyard-facing two-room apartment spans 43 square meters and is designed with a functional layout that holds great potential.

Inside, you'll find a spacious living room, a separate kitchen that is both fitted and equipped, a peaceful bedroom, a shower room, and separate toilets. The apartment's southern exposure allows for ample natural light throughout the day. While some refreshing work is needed, this presents an excellent opportunity for value enhancement, making it ideal for an investment project or a first-time purchase.

The property has the advantage of very low co-ownership fees, approximately €60 per month. This is a rare find in this highly desirable area, perfect for a rental investment, a first purchase, or a pied-à-terre in the heart of Nice.

The sale price is €274,000.

The monthly management cost is approximately €60.

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