2 rooms in Musicians Quarter

€365,000

Musicians Quarter · 2 rooms · 45 m² in size

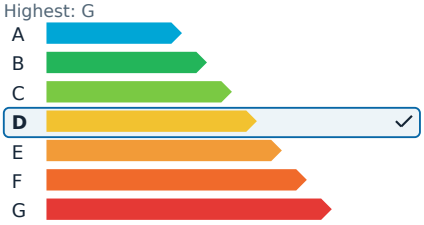


Key details

Surface area	**45 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,848 /yr**

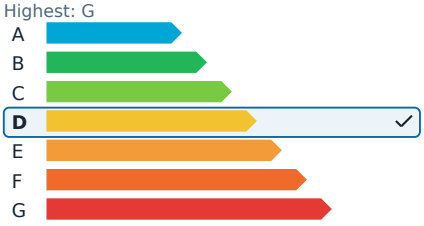
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the heart of the sought-after Musiciens district, on rue Berlioz and just a few steps from boulevard Victor Hugo, this apartment is positioned on the third floor of a beautiful 1930s Art Deco building with an elevator. The apartment is bright and airy, offering a cross-layout and a generous ceiling height of 3 meters.

Covering 45.55 square meters, this two-room apartment includes an entrance that leads to a living room opening onto a south-facing balcony with an unobstructed view. There is an independent kitchen, a bedroom, and a bathroom. The property is in need of renovation and has great potential to be transformed into a three-room apartment.

A cellar is also included with the apartment. The location is convenient, with easy access to the tramway, shops, and restaurants, allowing residents to enjoy the vibrant life of Nice on foot.

The agency fees are the responsibility of the seller.

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