2 rooms in Musicians Quarter

€365,000

Musicians Quarter · 2 rooms · 45 m² in size



Description

In the heart of the sought-after Musiciens district on rue Berlioz, just steps from boulevard Victor Hugo, this apartment is situated on the third floor of a beautiful 1930s Art Deco building with an elevator. This two-room, 45.55 square meter apartment is bright and airy, featuring a ceiling height of 3 meters.

The entrance leads to a living room that opens onto a south-facing balcony with an open view, an independent kitchen, a bedroom, and a bathroom. Although it requires renovation, the apartment offers great potential and can be transformed into a three-room space.

A cellar is included with the property. The proximity to the tramway, shops, and restaurants allows for easy enjoyment of the vibrant life in Nice on foot.

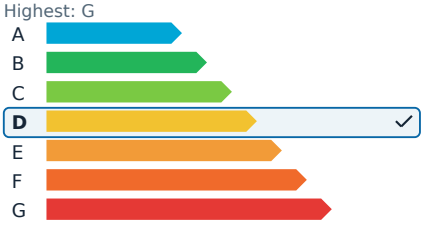
The agency fees are covered by the seller.

Key details

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

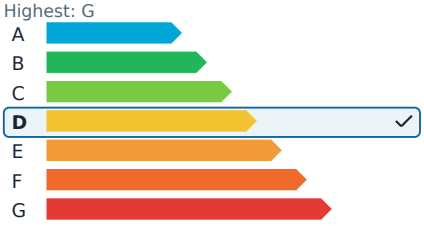
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



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