2 rooms in Musicians Quarter

€230,000

Musicians Quarter · 2 rooms · 27 m² in size

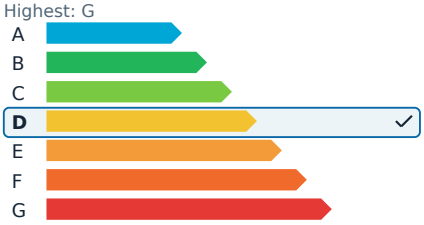


Key details

Surface area	**27 m²**
Rooms	**2**
Annual charges	**€1,380 /yr**

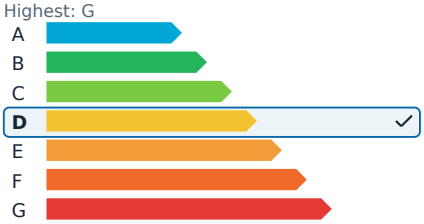
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the highly sought-after Musicians' Quarter, this charming 27.07 m² two-room apartment has been fully renovated in 2023 using quality materials. It is set within a stunning Art Deco building constructed in 1930 by two renowned architects. The prime location allows for easy walking access to the train station, shops, restaurants, public transport, as well as the city center and the beaches of Nice.

The apartment features a bright living area serving as both a lounge and dining room, an independent kitchen with a laundry area and mechanical ventilation, a comfortable bedroom, and a bathroom with a toilet. The ceiling height of approximately 3 meters, except in the bathroom, provides a pleasant sense of space and volume.

Situated on the ground floor with views of a quiet and green inner courtyard, the apartment offers easy and secure access, particularly beneficial for individuals with reduced mobility. The layout is optimized with ample storage spaces and will be sold fully furnished and equipped, free of any occupation at the time of sale.

The well-maintained co-ownership benefits from the appreciated presence of a caretaker. The charges include cold water, hot water, heating, maintenance of common areas, electricity and maintenance of common areas, and the services of the caretaker.

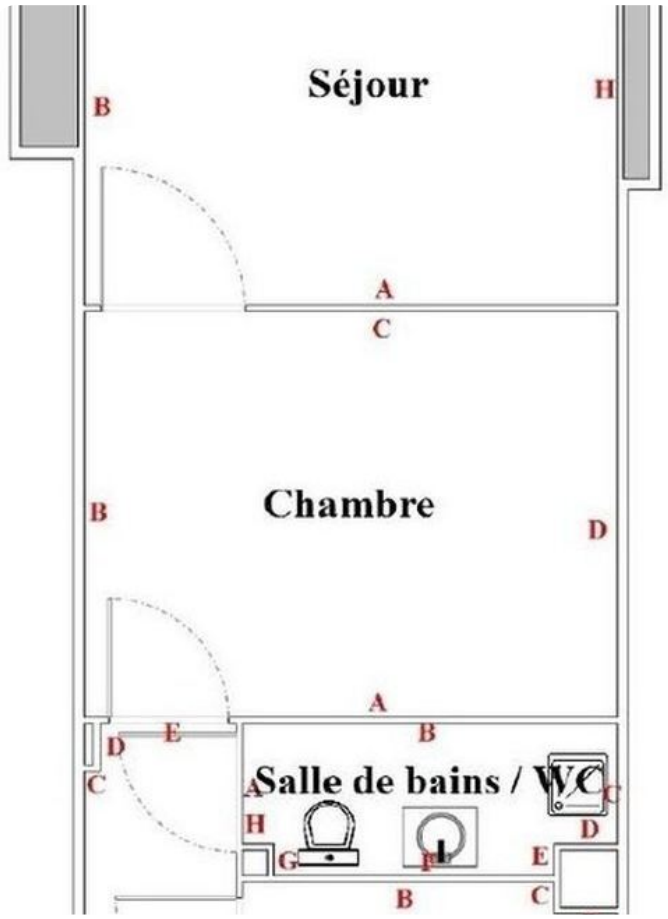
Number of lots in the co-ownership: 92. The average annual share of charges (forecast budget) is €1,380, which amounts to €115 per month. Agency fees are the responsibility of the seller.

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