2 rooms in Musicians Quarter

€265,000

Musicians Quarter · 2 rooms · 33 m² in size



Key details

Surface area	**33 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**
Terrace	**Yes**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

In the highly sought-after Musiciens district in the heart of Nice, this beautifully renovated apartment at 45 rue Hérold offers a modern and inviting living space. Situated in a prestigious residence, the 33m² apartment is located on an upper floor accessible by elevator. It features a living area with a separate sleeping nook, divided by a stylish glass partition. The entire apartment is calm and filled with natural light, boasting a contemporary and meticulously maintained decor.

The living space seamlessly extends to a delightful open terrace of 13m², providing an unobstructed view and a perfect spot for relaxing in the sun. The apartment comprises a 20m² living room, a 2m² kitchen area, a 5m² separate sleeping area, and a 4m² bathroom with a toilet. The property is equipped with air conditioning, double glazing, sliding windows, electric shutters, ample storage, and fiber optic internet connectivity.

This property is perfect for a first-time buyer, a pied-à-terre, or a rental investment, with the possibility for short-term rentals like Airbnb.

Energy efficiency rating: D. The property is part of a co-ownership with 29 main lots. Monthly management costs are €148, covering all communal expenses. The property tax is €1044, and the agency fees are covered by the seller.

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