2 rooms in Musicians Quarter

€336,000

Musicians Quarter · 2 rooms · 58 m² in size



Description

In the vibrant Musiciens district of Nice, this charming two-room apartment is situated on the penultimate floor of a beautiful Art-Deco building. The apartment is in excellent condition and features a cross-layout with balconies. It includes an entrance hall, a double living room with a balcony, a separate fitted and equipped kitchen, a bedroom with its own balcony, a bathroom, and a separate toilet. Additionally, a cellar is included with the property. This apartment is ideal for a primary residence, a secondary home, or as a rental investment.

The location offers easy access to all shops and amenities, with a tramway station just a short walk away. The famous Promenade des Anglais and the beaches are only a few minutes away, providing the perfect blend of city and coastal living.

The property is part of a co-ownership with 23 lots, including 12 residential lots. There are no ongoing legal proceedings. The annual charges amount to 2,904 euros. Agency fees of 5.26% including tax

are to be paid by the buyer.

Key details

Surface area	**58 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€2,904 /yr**

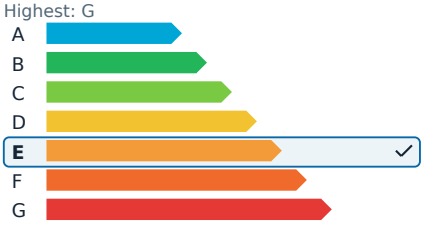
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



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