2 rooms in Musicians Quarter

€349,000

Musicians Quarter · 2 rooms · 30 m² in size



Key details

Surface area	**30 m²**
Rooms	**2**
Balcony	**Yes**
Terrace	**Yes**

DPE (Energy) **F**

Lowest: A
Highest: G

A
B
C
D
E
F ✓
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

In the vibrant Musiciens district of Nice, this spacious studio apartment awaits you on the 8th and top floor of a prestigious building with a caretaker. Spanning 30.41 m² according to the Carrez law, the layout is ideal for conversion into a true one-bedroom apartment. The property is enhanced by two rare outdoor spaces in the city center: a 10 m² open-air terrace facing west and a peaceful 5 m² balcony facing east overlooking the courtyard. Enjoy sunlight from morning to evening, with uninterrupted views and abundant natural light.

A reconfiguration project has been explored by an architect, with renovation estimates available, offering a clear vision for transforming the apartment to meet modern standards. Located between Boulevard Victor Hugo and Square Mozart, this property offers a unique opportunity to imagine, transform, and enhance in one of the most sought-after areas of the city center.

Monthly management costs are low, at 90 €/month, including cold water. Agency fees are the responsibility of the seller.

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