2 rooms in Musicians Quarter

€279,000

Musicians Quarter · 2 rooms · 28 m² in size



Key details

Surface area	**28 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**
Annual charges	**€960 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

On the elegant Boulevard Victor Hugo in Nice, this charming apartment offers an exceptional location in one of the city's most sought-after central neighborhoods. Known for its chic atmosphere and vibrant community life, the area provides easy access to shops, major retailers, restaurants, and public transportation, while remaining just minutes away from the beaches and the famous Promenade des Anglais. This location perfectly combines the Haussmannian charm with the dynamic energy of Nice's city center.

Perched on the 5th and top floor of a prestigious building with an elevator serving up to the 4th floor, the apartment boasts a recently renovated facade as of 2026. This two-room apartment spans 28 square meters according to the Carrez law (35 square meters of floor space) and has been tastefully renovated to offer a modern and functional living space.

The apartment features an entrance with a closet, a living room with a well-designed open kitchen, a cozy bedroom, and a bathroom with a Sanibroyeur toilet. It is equipped with air conditioning and double glazing, ensuring optimal comfort throughout the year. Sold fully furnished, the apartment is ready to live in or rent out immediately.

This property is particularly attractive as an investment, with the co-ownership allowing short-term rentals such as Airbnb. This makes it an excellent choice for a pied-à-terre on the Côte d'Azur or as a high-potential seasonal rental investment, in an area where tourist demand remains constant year-round.

Energy Efficiency Rating: D

Monthly management cost: 900 € (covers maintenance of common areas, cold water, and green spaces)

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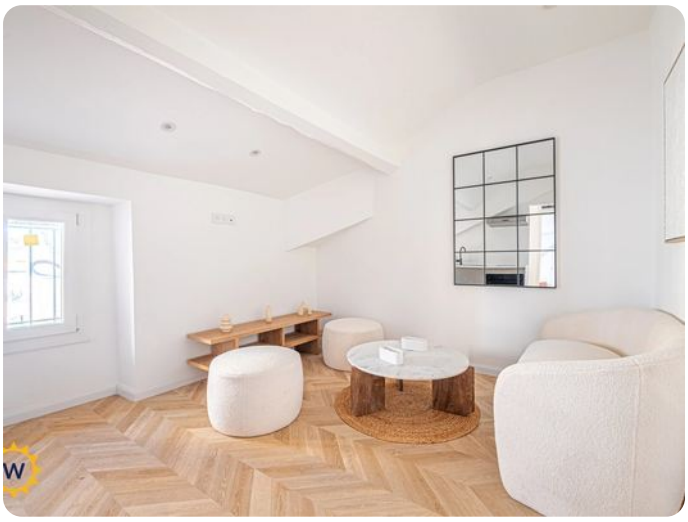











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