2 rooms in Musicians Quarter

€395,000

Musicians Quarter · 2 rooms · 36 m² in size



Description

This appealing two-room apartment, dating back to 1959, offers a comfortable living experience with its thoughtful layout and modern amenities. The property features an east-west orientation, providing a bright and airy atmosphere throughout the day. The living room, with its fitted and equipped American kitchen, opens up to a spacious west-facing terrace, perfect for enjoying open-air relaxation with a clear view. The bedroom has its own east-facing balcony, ideal for morning sunlight. The apartment is well-maintained, featuring ample storage, a bathroom with a WC, double glazing, and air conditioning. Additionally, a cellar is included, adding extra convenience.

The residence is located in a vibrant area, close to shops and essential amenities. It is just a short walk to the tram station and only minutes away from the iconic Promenade des Anglais and the beaches, making it an excellent choice for a primary or secondary home or as a rental investment.

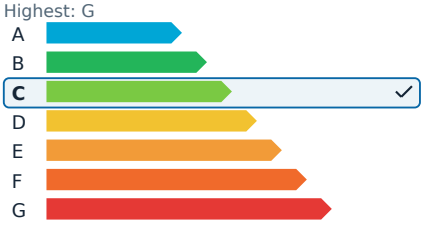
This property is part of a co-ownership consisting of 46 lots, including 23 residential lots. The annual charges amount to 1320.00 euros, and there are currently no ongoing legal proceedings.

Key details

Surface area	**36 m²**
Rooms	**2**
Floor	**7th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€1,320 /yr**

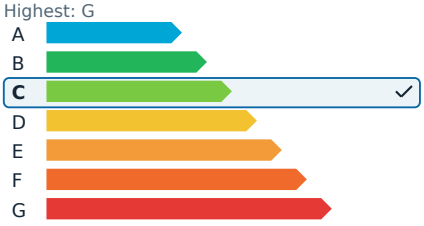
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



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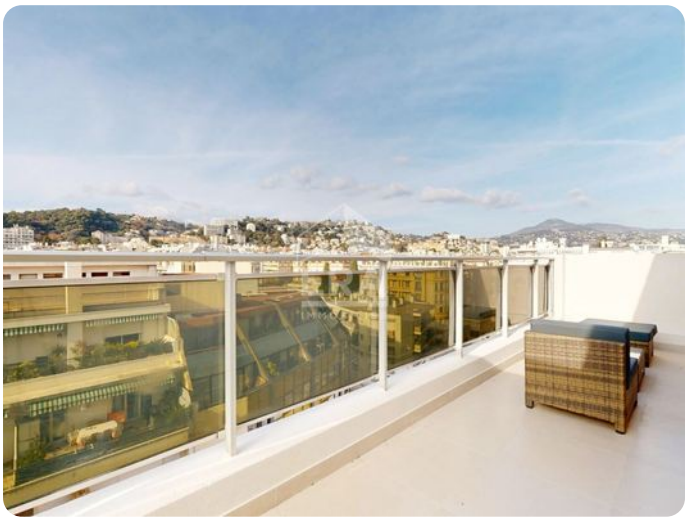











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