2 rooms in Musicians Quarter

€349,000

Musicians Quarter · 2 rooms · 58 m² in size

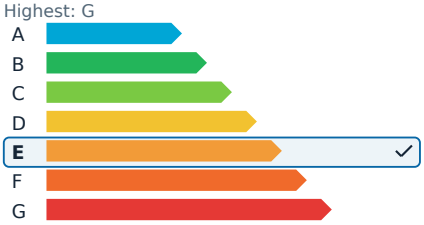


Key details

Surface area	**58 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€1,680 /yr**

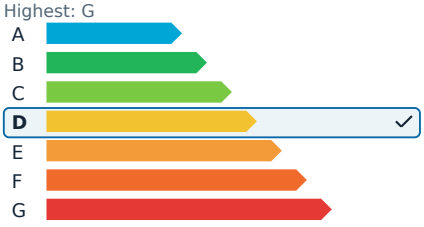
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

This beautifully renovated apartment in the Thiers/Musiciens district of Nice offers a serene retreat amidst the vibrant city life. Once inside, the soothing atmosphere and modern comforts blend seamlessly with the preserved charm of the building's original features. The apartment, located on the elevated first floor, spans 58.3 square meters and overlooks lush interior courtyards, providing a peaceful escape.

The property features a spacious living area with a modern, fully equipped kitchen, cleverly separated from the living room by a custom-made glass partition. The sleeping area includes a grand 17-square-meter master bedroom, a contemporary bathroom with a large walk-in shower, and separate suspended toilets. The renovation includes high-end finishes, air conditioning, and original wooden frames with traditional Niçoise shutters.

The apartment's design maximizes space, creating an impression of larger volumes, enhanced by high ceilings and natural light from multiple exposures. Two terraces extend the living spaces outdoors, with one accessible from both the kitchen and living room, and the other from the bedroom, allowing for easy and pleasant indoor-outdoor flow.

Located in the heart of Nice's city center, the apartment offers a prime location just two minutes from the Nice-Ville TGV station, providing immediate access to shops, restaurants, and public transport. Residents can enjoy the nearby Metropolitan Sport Club & Spa and the ICONIC complex, combining city living with rare tranquility.

Set within a prestigious Niçoise palace built between 1949 and 1954, the residence is a secure and well-maintained co-ownership, complete with a caretaker, intercom, and elevator. The property includes a cellar and benefits from low monthly charges of 140 euros, covering collective heating, hot water, and maintenance. The energy efficiency rating is E (302 kWh/m²/year), with greenhouse gas emissions rated at D (46 kg CO2/m²/year). The co-ownership consists of 40 residential lots and 47 secondary lots, including cellars and parking. Agency fees are covered by the seller.

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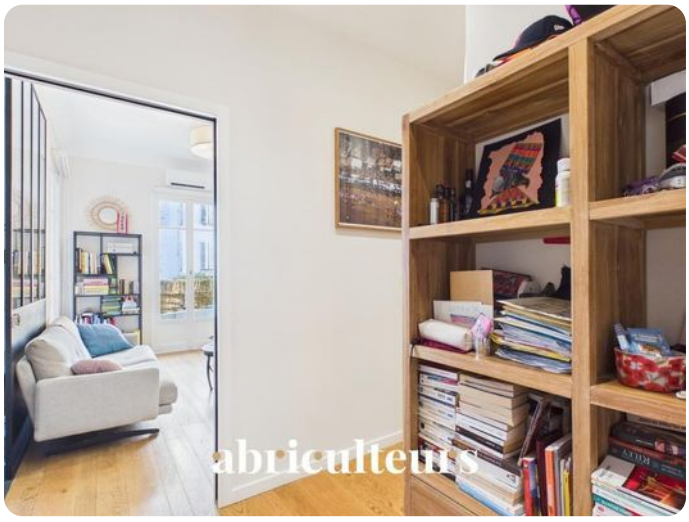





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