# 2 rooms in Musicians Quarter

**€498,000**

Musicians Quarter · 2 rooms · 73 m² in size



## Key details

| | |
|---|---|
| Surface area | **73 m²** |
| Rooms | **2** |
| Floor | **4th** |
| Lift | **Yes** |
| Balcony | **Yes** |
| Terrace | **Yes** |

**DPE (Energy)** **C**

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

This charming 2-room apartment spans approximately 73 square meters and is perfectly positioned in the heart of the prestigious Quartier des Musiciens in Nice. Known for its pleasant living environment, this area features wide, tree-lined avenues and a tranquil residential atmosphere, while still being conveniently close to shops, restaurants, public transport, and everyday amenities.

Perched on a high floor of a well-maintained building, the apartment impresses with its spacious layout, abundant natural light, and thoughtful design. The entrance hall, with its star-shaped layout, seamlessly connects all rooms, providing a welcoming sense of space from the moment you step inside.

The living room, approximately 30 square meters, is both comfortable and bright, making it an ideal space for entertaining or relaxing. It opens onto an east-facing terrace, perfect for enjoying the morning sun in a serene and airy setting — a rare luxury in the city center.

The bedroom is spacious and particularly quiet, with direct access to a balcony that offers an additional outdoor space and enhances the quality of daily life. With two outdoor areas, this apartment offers significant advantages for a property of its size.

The independent kitchen is functional and offers the opportunity for refreshing or remodeling according to the future owner's preferences, allowing for personal customization. A shower room and a separate toilet complete the practical and well-thought-out layout.

The property is in excellent overall condition and equipped with air conditioning, ensuring optimal comfort throughout the year, from cool winter nights to hot summer days.

The co-ownership is well-managed and maintained, with upcoming reductions in charges due to the removal of the caretaker position, providing a notable financial benefit for future owners. Additionally, a large private cellar offers valuable storage space.

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