2 rooms in Musicians Quarter

€299,000

Musicians Quarter · 2 rooms · 34 m² in size



Key details

Surface area	**34 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€2,100 /yr**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

Description

This charming two-room apartment, fully renovated and perched on the fourth and top floor of a well-maintained building with elevator access, offers a prime location between the picturesque Musicians' Quarter and the prestigious Carré d'Or in Nice. Upon entering, the bright and thoughtfully arranged space immediately captivates. The living area, featuring a fully equipped open kitchen, extends to a pleasant 4m² east-facing terrace—an ideal spot for enjoying morning coffee in the sun or unwinding in the evening. The spacious and functional bedroom includes built-in storage, providing ample space. A modern shower room with a toilet completes this meticulously designed apartment.

Renovated with taste, the apartment ensures comfort for daily living, featuring double glazing for optimal sound insulation and air conditioning for comfort during the summer heat. Heating and hot water are collective, with manageable charges of only 175€ per month, covering all communal maintenance.

A basement-level storage cellar adds extra convenience, while the building offers a few parking spaces at a particularly advantageous rate of less than 150€ per year, subject to availability—a significant benefit in this highly sought-after Nice neighborhood where parking is scarce.

The geographic location is a true asset: in close proximity to tram lines, numerous local shops, restaurants, and Nice train station, providing easy access to the entire city and its surroundings. This property is an ideal opportunity, whether as a practical pied-à-terre in the city center or a high-potential rental investment in a dynamic and sought-after area of Nice.

Monthly management cost: 175€ per month, all charges included.

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