2 rooms in Musicians Quarter

€299,000

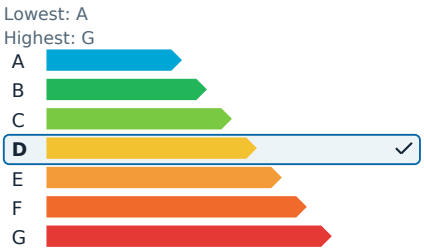
Musicians Quarter · 2 rooms · 33 m² in size



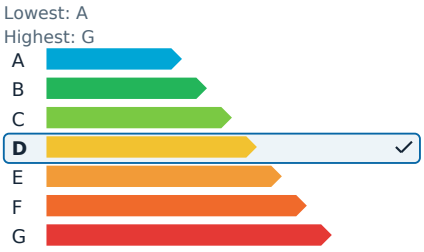
Key details

Surface area	**33 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€2,100 /yr**

DPE (Energy) **D**



GES (Emissions) **D**



Description

This charming two-room apartment, fully renovated, is perched on the 4th and top floor of a well-maintained building with elevator access. It is ideally positioned between the picturesque Musicians' Quarter and the prestigious Carré d'Or in Nice. Upon entering, the brightness and thoughtful layout are immediately captivating. The living room, featuring a fully fitted and equipped open kitchen, opens onto a pleasant 4m² east-facing terrace. This space is perfect for enjoying your morning coffee in the sun or unwinding in the evening. The spacious and functional bedroom includes integrated storage for ample space. A modern shower room with a toilet completes this meticulously designed space.

The apartment has been tastefully renovated, offering all the comforts necessary for pleasant daily living: double glazing ensures optimal sound insulation, and air conditioning allows for comfort during the hot summer months. Heating and hot water are provided collectively, with manageable monthly charges of only 175€, which include the maintenance of common areas.

Additionally, the property includes a storage cellar on the ground floor, perfect for extra storage needs. The building offers a few parking spaces at a particularly advantageous rate of less than 150€ per year, subject to availability—a significant advantage in this highly sought-after area of Nice where parking is scarce.

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

The monthly management cost is 175€ per month.

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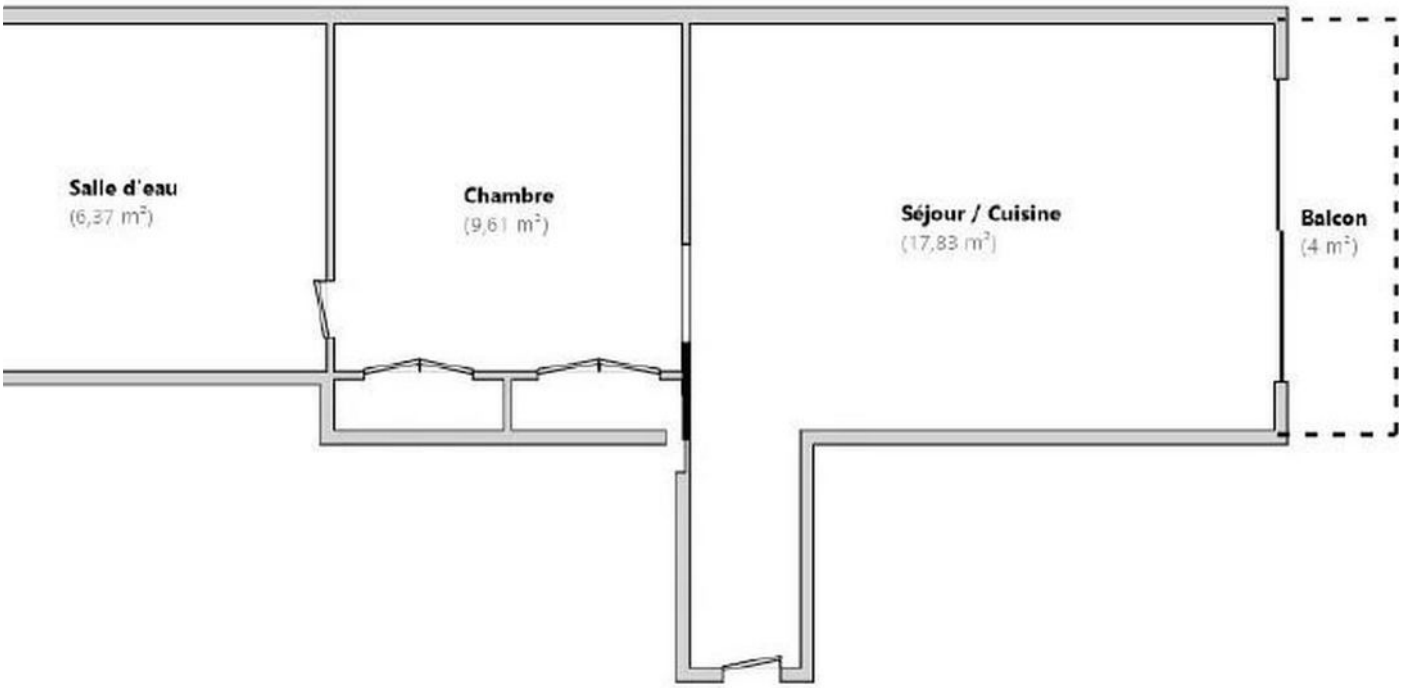

4ème



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