2 rooms in Musicians Quarter

€265,000

Musicians Quarter · 2 rooms · 52 m² in size

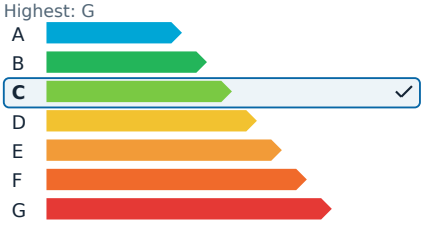


Key details

Surface area	**52 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Balcony	**Yes**

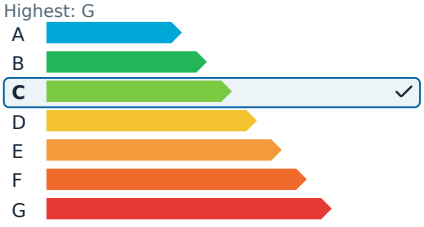
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This charming two-room apartment offers 51.31 square meters of living space right in the heart of Nice. With two balconies and a cross-ventilated layout, it's perfect for soaking up the relaxed Niçoise lifestyle. The location is highly sought-after, surrounded by a vibrant environment with easy access to the tramway, buses, shops, schools, markets, and restaurants. Cultural attractions are also within walking distance, making it an ideal spot for a convenient and enjoyable lifestyle.

Upon entering, you'll find a functional layout with built-in storage and separate toilets. To the left, there's a fully equipped independent kitchen extending to the first balcony, and a spacious bedroom with built-in wardrobes and a bathroom. To the right, the bright and welcoming 19-square-meter living room opens onto a second balcony, perfect for enjoying outdoor relaxation.

The apartment is situated in a well-maintained building with a caretaker and benefits from collective central heating, ensuring comfort throughout the year. It's sold unoccupied, making it suitable for a first-time purchase, a primary residence, or a rental investment. Additionally, the property's regulations permit the use of the space for professional purposes, offering flexibility for various uses.

The property is part of a co-ownership of 70 lots, with monthly charges of 248 euros. It has an energy efficiency rating of C, and the agency fees are entirely covered by the seller. No ongoing legal proceedings are noted within the co-ownership.

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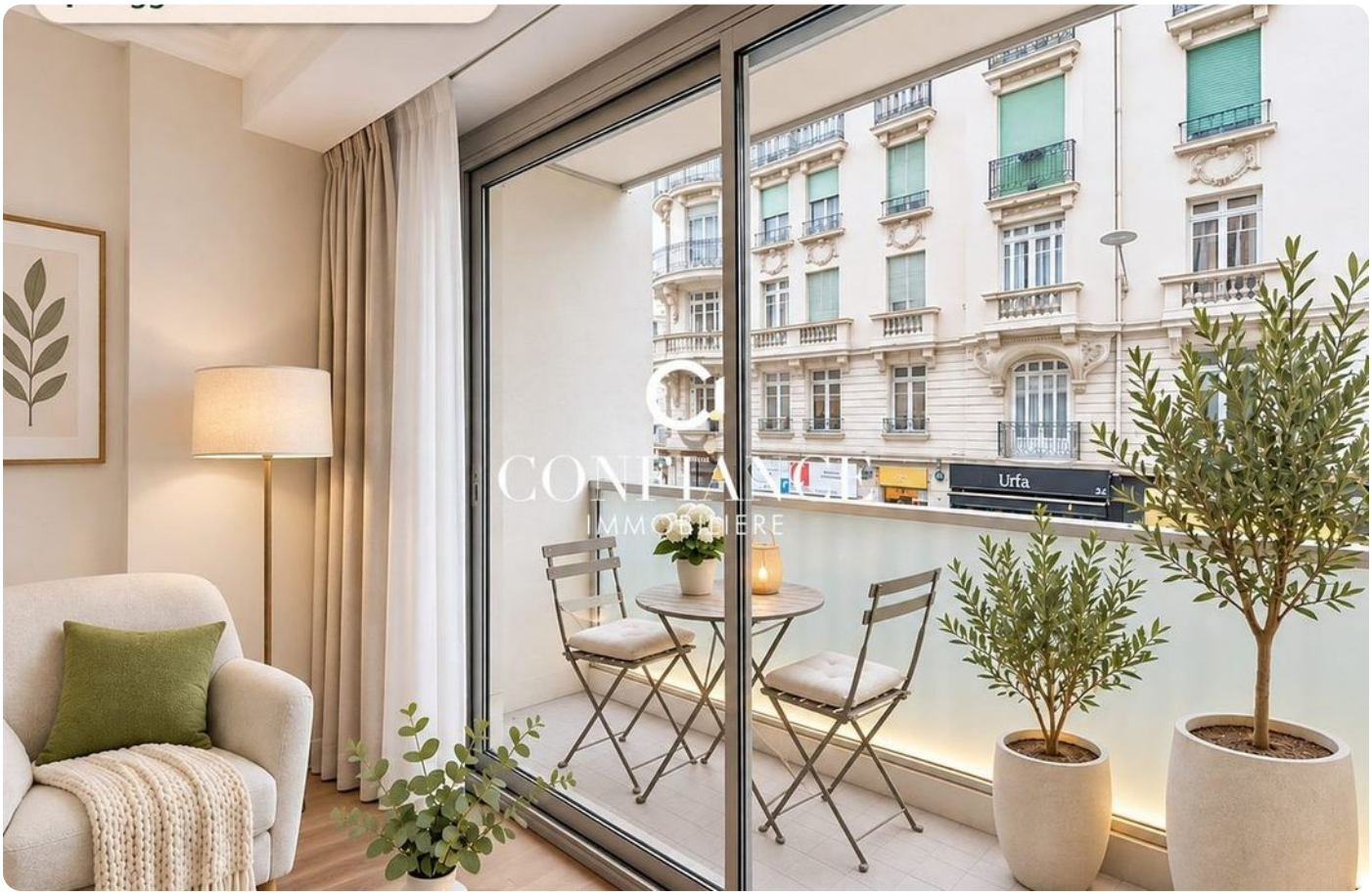

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