2 rooms in Musicians Quarter

€242,000

Musicians Quarter · 2 rooms · 26 m² in size



Description

This charming two-room apartment offers a compact yet comfortable living space of 26.40 m² in the desirable Thiers/Musiciens neighborhood of Nice. Positioned on the fifth floor with elevator access, the property is bright and tranquil, facing west and overlooking a courtyard. Inside, you'll find an entrance, a living area with a fully equipped kitchen, a separate sleeping area, and a bathroom with a toilet. The apartment is enhanced by a 7 m² continuous balcony and a basement storage room. Its location is ideal for first-time buyers or as a rental investment, with all amenities conveniently nearby.

This property has an energy efficiency rating of class F, indicating high energy consumption. The estimated annual energy costs for standard usage range from €775 to €1049, based on prices from 2021 to 2023, including subscriptions.

Key details

Surface area	**26 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€712 /yr**

DPE (Energy)

F

Lowest: A
Highest: G

A
B
C
D
E
F ✓
G

GES (Emissions)

F

Lowest: A
Highest: G

A
B
C
D
E
F ✓
G

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