2 rooms in Musicians Quarter

€355,000

Musicians Quarter · 2 rooms · 52 m² in size

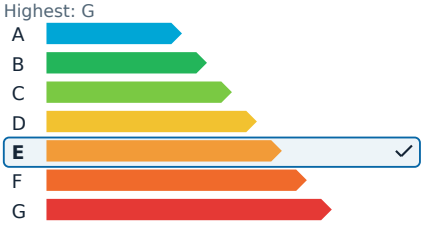


Key details

Surface area	**52 m²**
Rooms	**2**
Floor	**2nd**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€2,000 /yr**

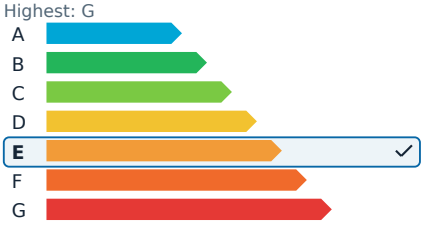
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

This comfortable and well-maintained two-bedroom apartment in Nice offers a pleasant living environment on the second floor of a six-story residence. It features a north-south double exposure, ensuring ample natural light throughout the day. The apartment spans 52 square meters and is thoughtfully laid out. Upon entry, you are greeted by a spacious living and dining area, which forms the heart of the home, enhanced by its favorable orientation. The separate kitchen is functional and well-defined, while the quiet, well-proportioned bedroom includes an adjoining dressing room for optimized storage. Additionally, there is a study, perfect for remote work or as a dedicated space. The interior is completed with a bathroom and an independent WC.

The apartment also boasts a private terrace, an appreciated outdoor space, and a basement storage room for additional needs. Comfort is enhanced by reversible air conditioning, urban heating with radiators, fiber optic internet, and a ventilation system. The residence is secured with an intercom system and a caretaker, and it includes an elevator for convenience.

This property is part of a co-ownership consisting of 97 lots. The average monthly management cost is €166.67. There are no ongoing legal proceedings related to the property. Agency fees are covered by the seller.

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