2 rooms in Musicians Quarter

€455,000

Musicians Quarter · 2 rooms · 74 m² in size



Key details

Surface area	**74 m²**
Rooms	**2**
Floor	**4th**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

This spacious apartment is situated in the vibrant Musiciens district of Nice's city center, within a well-maintained building dating back to 1954. Positioned on the fourth floor, the 74 m² two-room apartment is in good condition and offers the potential for easy conversion into a three-room layout. The property features an entrance hall, a large living and dining area of 31 m² that opens onto a 7 m² terrace, a bedroom, and an independent kitchen with access to an 8 m² balcony. Additionally, there is a separate shower room and WC. The apartment benefits from double glazing and air conditioning, with an east-west orientation allowing for ample natural light. A cellar is included, and there is an option to purchase a large closed garage separately.

The location provides convenient access to all amenities, including shops, the tramway, and the sea, offering an ideal setting for city living.

Monthly management cost: €178, which includes collective heating. Energy efficiency rating: C. Number of lots in the co-ownership: 19.

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Total : 73,51 m²

(Soixante-treize mètres carrés cinquante et un)

ES SURFACES PAR LOCAL

Pièce ou Local	Etage	Surface
Entrée	4ème	2,7
Dégagements n°1	4ème	6,84
Dégagements n°2	4ème	1,60
WC	4ème	1,58
Cuisine	4ème	9,63
Chambre	4ème	16,1
Salle d'eau	4ème	4,35
Salon / Salle à manger	4ème	30,6
Total		73,5

nnexes & Dépendances	Etage	Surface H
Balcon n°1	4ème	7,64
Balcon n°2	4ème	6,60
Cave	SS	6,64
Total		**20,8**



