2 rooms in Musicians Quarter

€390,000

Musicians Quarter · 2 rooms · 81 m² in size



Key details

Surface area	**81 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**
Cellar	**Yes**
Annual charges	**€2 /yr**

DPE (Energy)

NS

GES (Emissions)

VI

Description

This spacious two-room apartment, covering 81 square meters, is situated at the intersection of Boulevard Gambetta and Rue Rossini, right in the heart of Nice. The apartment boasts rare volumes, starting with a generous living room that is bathed in southern light and opens onto a balcony, offering a glimpse into the pleasant lifestyle of Nice. The peaceful bedroom, facing north, leads to a second balcony, providing an intimate retreat that complements the overall balance of the space. The property features a separate kitchen, well-maintained floors, ample storage, and smooth circulation, staying true to the character of 1930s buildings.

Currently sold rented, this property generates immediate income with a rent of 712 euros plus 123 euros in charges. The well-maintained building includes an elevator and a caretaker. Heating is collective, while hot and cold water are individually managed. The location is highly desirable, with the SNCF train station, tram line 2, local shops, and iconic bakeries just a short walk away, making it a perfect spot for those who appreciate convenience and walkability.

The property is part of a co-ownership of 39 lots, with no ongoing legal proceedings.

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