Three-bedroom apartment in Musicians Quarter

€795,000

Musicians Quarter · 3 bedrooms · 94 m² in size

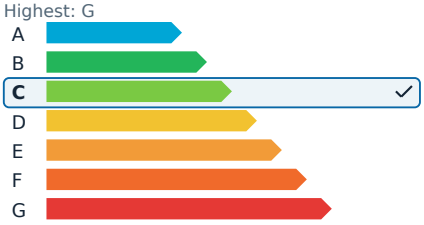


Key details

Surface area	**94 m²**
Bedrooms	**3**
Floor	**2nd**
Lift	**Yes**
Outside space	**Balcony**
Monthly charges	**€167 /mo**

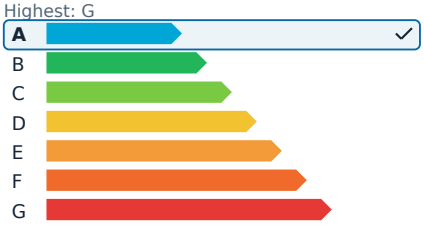
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This spacious 98 m² apartment offers a rare opportunity to experience the charm of Nice, just a few meters from the iconic Promenade des Anglais and near the renowned Negresco hotel. Completely renovated and thoughtfully redesigned by an interior architect, the apartment now features a generous living space and three bedrooms, having been converted from its original three-room configuration.

The property is situated on the second floor of a well-maintained building and offers a pleasant sea view from its south-west facing balcony. The renovation includes high-quality finishes such as reversible ducted air conditioning with independent room controls, new double-glazed windows with thermal and sound insulation, and elegant parquet flooring. The contemporary bathroom is equipped with both a bathtub and a shower, while the fully integrated kitchen comes with modern appliances. Custom storage solutions and intelligent lighting enhance the functionality and comfort of the space. The apartment's energy efficiency has significantly improved, moving from a G to a C rating after renovations.

This ready-to-live-in apartment is sold fully furnished with carefully selected pieces, making it an ideal choice for immediate occupancy, a pied-à-terre on the Côte d’Azur, or a potential rental investment. A cellar is also included with the property.

The prime location allows residents to enjoy the vibrant life of Nice on foot, with easy access to beaches, shops, restaurants, supermarkets, schools, and universities. Two nearby tram stations provide convenient connections to the city center and the airport.

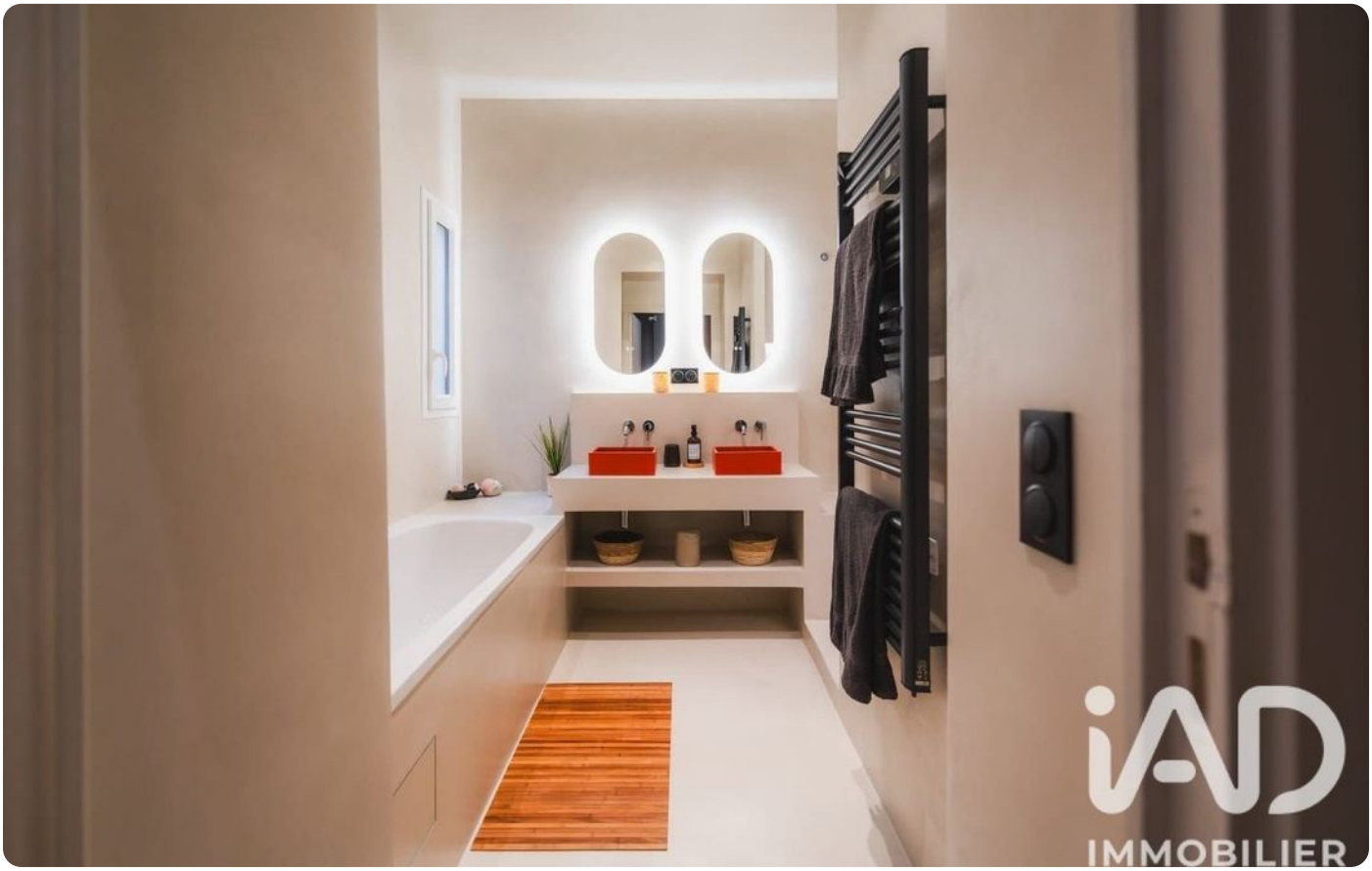
The property is part of a co-ownership consisting of 36 lots. The average monthly management cost is 166.67€, and there are no ongoing legal proceedings. The agency fees are covered by the seller.

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