3 rooms in Musicians Quarter

€475,000

Musicians Quarter · 3 rooms · 63 m² in size



Key details

Surface area	**63 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€2,640 /yr**

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

Discover a beautifully renovated three-room apartment in the highly sought-after Gambetta/Fleurs area of Nice. This 63-square-meter residence is located just minutes from the sea on the second floor of a well-maintained, prestigious building. The apartment benefits from an eastern exposure that fills the space with natural light. Its design features harmonious volumes and impeccable finishes, ensuring a comfortable living experience.

The open-plan kitchen is elegantly equipped and seamlessly connects to a welcoming living area, which extends to a pleasant balcony accessible from every room. The balcony offers a clear view of the property's gardens, providing a tranquil escape in the heart of Nice. The apartment is equipped with air conditioning, double glazing, electric shutters, an electric awning, a contemporary shower room, two toilets (one separate), ample storage, and a basement cellar.

The location is ideal, with proximity to shops, the tramway, and the beaches, making it perfect for both a primary residence and a luxurious pied-à-terre. This is a rare opportunity to own a property that combines quality, comfort, and convenience in one of Nice's most desirable areas.

The property is part of a co-ownership comprising 172 lots, with 82 used for residential purposes. The annual charges amount to 2,640 EUR, which cover hot water, cold water, and heating. There are no ongoing legal proceedings.

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