3 rooms in Musicians Quarter

€449,000

Musicians Quarter · 3 rooms · 56 m² in size



Key details

Surface area	**56 m²**
Rooms	**3**
Floor	**6th**
Lift	**Yes**
Annual charges	**€1,800 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

Discover a charming duplex apartment with three rooms and a terrace in a well-maintained residence from 2006. Positioned on the top floor, this peaceful home features an inviting entrance, a living room with an open-plan, fully equipped kitchen that opens onto a beautiful east-facing terrace. The property includes two bedrooms, a bathroom with a toilet, ample storage space, and an additional separate toilet. Enjoy the comfort of air conditioning and double glazing throughout.

This property is ideally suited for a primary residence, a vacation home, or a rental investment. It is conveniently located near all shops and amenities, just steps away from the tram station and a short distance from the famous Promenade des Anglais and its beaches.

The property is part of a co-ownership comprising 139 lots, including 60 residential units. There are low annual charges of 1800 euros, and currently, there are no ongoing legal proceedings.

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