3 rooms in Musicians Quarter

€885,000

Musicians Quarter · 3 rooms · 91 m² in size

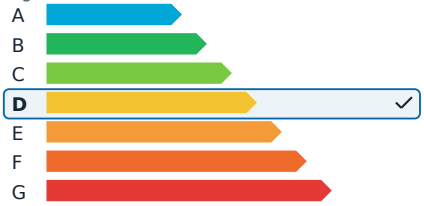


Key details

Surface area	**91 m²**
Rooms	**3**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€3,699 /yr**

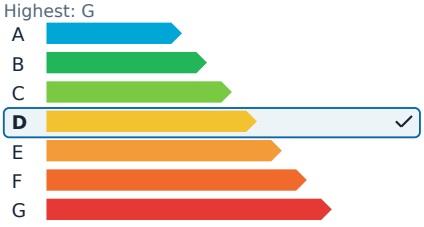
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

Discover a charming top-floor apartment in the heart of Nice's prestigious Musiciens district. This remarkable 92 m² residence is situated in a stunning bourgeois palace dating back to 1912. With its east-west orientation, the apartment is bathed in light throughout the day, offering unobstructed views of the city's rooftops and hills, creating an elegant and serene living environment.

The current layout features three rooms, previously four, including a spacious entrance adorned with period cement tiles, a large living room with two marble fireplaces that opens onto a beautiful wraparound balcony, and a fully equipped independent kitchen. The first bedroom measures 18.72 m² and includes a marble fireplace and balcony access, while the second bedroom, 13.64 m², also features a fireplace and opens onto the balcony. Additionally, there is a bathroom and separate toilet.

The apartment boasts remarkably preserved period features, including superb Hungarian point solid parquet flooring in perfect condition, original moldings, and generous ceiling heights. This authentic charm is enhanced by exemplary maintenance.

A large cellar is included with the property. The well-maintained building consists of few lots, with the facade set to be restored in 2025 and the common areas renovated five years ago.

Ideally located, the apartment is just steps away from shops, public transport (tramway, quick access roads), and only a few minutes' walk from the sea, all within a calm and residential environment. This is a rare opportunity that combines charm, light, and an exceptional location.

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