3 rooms in Musicians Quarter

€305,500

Musicians Quarter · 3 rooms · 60 m² in size

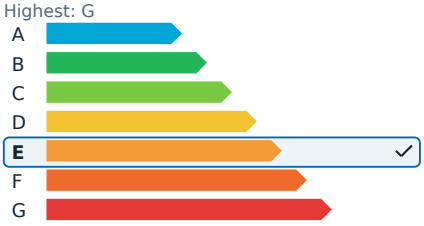


Key details

Surface area	**60 m²**
Rooms	**3**
Floor	**1st**
Annual charges	**€2,628 /yr**

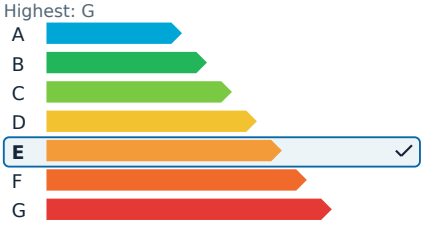
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

Discover this 60.32 m² three-room apartment in the highly sought-after Musicians' Quarter of Nice. Perfectly positioned near Avenue Jean Médecin, it offers easy access to shops, restaurants, and all essential amenities. A short walk will take you to the tram station, which provides convenient connections to Jean Médecin, Nice-Ville train station, and various city districts. This prime location is well-suited for both a primary residence and a rental investment.

The apartment's layout is functional, with an entrance leading to all rooms. It includes a living room, an independent kitchen, a bedroom, and a study measuring 8.61 m² that can also be converted into a child's bedroom. Additionally, there is a bathroom and a separate toilet. While the apartment requires some refreshing, it holds great potential for customization and improvement, especially given its central and desirable location.

This property is a must-see to fully appreciate the charm and quality of life offered by the Musicians' Quarter, just steps away from the heart of Nice.

Annual charges amount to 2,588 €, and the property is part of a co-ownership with 35 lots. Agency fees are the responsibility of the seller. Estimated annual energy expenses for standard usage range between 1,750 € and 2,368 €.

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